

GILA COUNTY BOARD OF ADJUSTMENT  
Gila County Supervisors Conference Room  
610 E. Highway 260, Payson, AZ  
Community Development Conference Room  
745 N. Rose Mofford Way, Globe, AZ

January 17, 2019  
9:00 A.M.

**A G E N D A**

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**REGULAR MEETING**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call: Mary Lou Myers, Bill Marshall, Mickie Nye
4. Review and Approval of Minutes of the Board of Adjustment Hearing on December 20, 2018.
5. **Director/Planner Communication:**  
At any time during this meeting of the Board of Adjustment, the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.
- Appeals:**
6. **U-18-17 Lance Stuber:** Application was approved by the Community Development Division and appealed by Rosemary Paul.
7. **AV-18-22 Beaver Valley Improvement Association:** Application was approved by the Community Development Division and appealed by Michael Armstead.
8. Adjournment



**MINUTES OF THE GILA COUNTY  
BOARD OF ADJUSTMENT**

**Thursday, December 20, 2018**

GILA COUNTY BOARD OF SUPERVISORS CONFERENCE ROOM  
610 E. Highway 260, Payson, AZ  
GILA COUNTY COMMUNITY DEVELOPMENT CONFERENCE ROOM  
745 N. Rose Mofford Way, Globe, AZ  
9:00 A.M.

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**REGULAR MEETING**

1. The meeting was called to order at 9:01 A.M. by Mickie Nye (Acting Chairman).
2. Pledge of Allegiance was led by Mary Lou Myers.
3. Roll Call: Therese Berumen did the roll call; Mickie Nye (in Payson), Bill Marshall (in Globe) and Mary Lou Myers (in Payson) are all present. A quorum is present.

Community Development Staff Members Present: Scott Buzan-Director, Michelle Dahlke-Senior Planner and Therese Berumen-Administrative Assistant.

4. Review and Approval of the Board of Adjustment Minutes on November 15, 2018. Acting Chairman Mickie Nye asked if there were any changes needed to the minutes. No changes were suggested. Bill Marshall motioned that the minutes be approved as is and Mary Lou Myers seconded the motion. The motion was unanimously approved.
5. **Director/Planner Communication:** At any time during this meeting of the Board of Adjustment, Director Scott Buzan and/or Planner Michelle Dahlke of Community Development may present a brief summary of current events. No action may be taken.

Michelle Dahlke stated that she had nothing to discuss. Scott Buzan apologized for not being in Payson due to meetings that he had scheduled.

**Public Hearing:**

6. **V-18-02 Julie Griesa:** The applicant is requesting a variance to permit a 30" side yard setback for an exempt structure. Ms. Griesa's property is located at 1058 W. Columbine in Christopher Creek and is zoned General Unclassified with an APN# of 303-10-109.

Michelle Dahlke presented the staff report overview. You may remember this applicant from an appeal that was brought before the Board in August of this year concerning shed #1 and this application is primarily for shed #2. The applicant is unable to attend the meeting this morning. Michelle Dahlke noted that shed #2, from what information they have, has been on the property for about 15 years or more. Shed #2 was already there when the applicant purchased the property. The shed is exempt from any building permits, but it still needs to meet any zoning requirements, which would be property line setbacks. Shed #2 is located 30" from the eastern property line. The applicant contacted a company to see about moving the shed but found out that there are a lot of obstacles in doing that. Michelle Dahlke went over the criteria for granting a variance, that is located in Section 101.3.H of the Gila County Zoning Ordinance. First criteria is

special circumstances applicable to the property, including its size, shape, topography, location, impact to adjoining property uses and destruction of vegetation. There is a creek located to the north of the applicant's property and significant vegetation in the area. Located to the west are some very large pine trees. The property itself is fairly narrow as well. We feel that this meets the first criteria set forth in the zoning ordinance. Second criteria is that it will not constitute a grant of special privilege. Shed #2 was constructed on the property long before the applicant purchased the property and other property owners in the area and within this zoning district have the ability to apply for a variance for a similar circumstance. Third criteria is that the special circumstances applicable to the property are not self-imposed by any person presently having an interest in the property. The applicant did not construct Shed #2 and therefore, this is not a self-imposed hardship created by the applicant. The fourth criteria is that the variance will not allow the establishment of a new use. The granting of a variance will not allow the establishment of a new use because Shed #2 has been in the same location for many years. Staff recommends the granting of the variance because it meets all four criteria. Mary Lou Myers asked if this came about because someone complained. Michelle Dahlke stated that the complaint came from Shed #1 and from that being brought before the Board in August, Shed #2 was also discovered. We tried to get Shed #2 approved through the Administrative Variance process, but the applicant could not meet the criteria.

The meeting was opened to public comment. No public comments. The public comment portion of the meeting was closed.

Bill Marshall motioned that application V-18-02 for Julie Griesa be approved for the 30" side yard setback, located at 1058 W. Columbine in Christopher Creek. The motion was seconded by Mary Lou Myers. The motion was unanimously approved.

7. Voting for Chairman and Vice-Chairman. Mary Lou Myers nominated Mickie Nye for Chairman and Bill Marshall for Vice-Chairman. Both Mickie Nye and Bill Marshall accepted. The motion was unanimously approved.
8. Adjournment. Mary Lou Myers made a motion to adjourn the meeting and Bill Marshall seconded the motion. The motion to adjourn was unanimously approved at 9:11 A.M.



**STAFF REPORT  
TO THE  
BOARD OF ADJUSTMENT**

**APPEAL OF APPLICATION U-18-17**



**U-18-17  
January 17, 2019  
610 E. Highway 260  
Payson, AZ**

## I. Application

<b>Applicant Name</b>	Lance Stuber
<b>Applicant Address</b>	1282 West Indigo Drive, Chandler, Arizona 85548
<b>Site Address</b>	9488 Juniper Road, Strawberry, Arizona 85541
<b>APN Number(s)</b>	301-05-008A
<b>Current Zoning</b>	R1-D12
<b>Comprehensive Plan Designation</b>	Residential (0.4 – 1.0 units per acre)
<b>Application Number</b>	U-18-17

## II. Background

On October 30, 2018, the County received a complaint about a fence on the subject property that exceeded 6' in height (Gila County Complaint Number CP1810-010) which is a violation of the County Zoning Ordinance. Upon an inspection, staff confirmed that the subject fence had a height that varies between 6' and 7' tall from the top of the fence to grade and informed Mr. Stuber that a use permit is required for a fence over 6' in height. Mr. Stuber submitted a use permit request on November 2, 2018. Mr. Stuber indicated he was not aware that the fence was constructed in violation of current zoning ordinance requirements. He indicated that the fence was erected to keep elk off of the property which have been causing a significant amount of destruction to his landscaping and other improvements.



Figure 1: Elk on Mr. Stuber's Property

A use permit hearing was conducted on November 15, 2018. Mr. Stuber attended via conference call and Mr. and Mrs. Paul, the owners of the property located on the southwest corner of West Juniper Road and North Diane Lane, attended to express their opposition about the fence. On November 30, 2018, staff approved the use permit for the fence. The Paul's submitted an appeal letter dated December 19, 2018 which was received by the County on the same day.



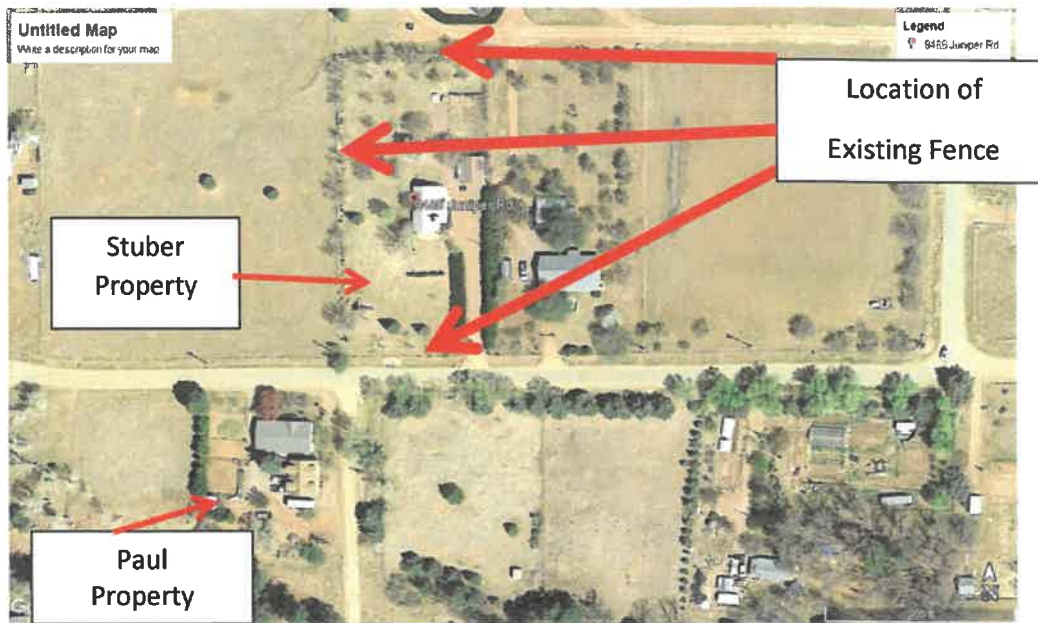


Figure 2: Aerial of Subject Property



Figure 3: Picture of Fence Provided by Mr. Stuber

According to the Paul's appeal letter, they are opposed to the fence and are requesting that it be removed for several reasons. First, they are upset that Mr. Stuber did not submit a request for a use permit and a building permit prior to erecting the fence. Second, they indicate that the fence is unattractive and per their letter, there are some neighbors who agree and call the subject fence a "prison fence". Third, they believe their property value has been negatively affected due to the fence and that they do not enjoy looking out of their windows and seeing it. Mrs. Paul indicated at the use permit hearing and in a previous letter and email that she and her husband do not care for fencing as a means of keeping elk out of a property as having the elk in the area is part of the natural character of the Strawberry community.



Figure 4: Another View of Fence Provided by Mr. Stuber



Figure 5: Photo of Fence Taken by County Code Enforcement



Figure 6: Additional Photo of Fence Taken by County Code Enforcement

### **III. Analysis**

As part of the complaint process, Mr. Stuber was notified of the remedies in place to rectify the violation, namely, to obtain use permit approval and a building permit for the fence. After a review of Mr. Stuber's use permit request, it was determined that the fence would not have a detrimental effect on adjacent properties and that erecting this fence provided the barrier required by Mr. Stuber to keep elk out of his property. Several requests are received each year to erect fences over 6' in height in this area to protect properties from damage caused by elk. The County does not have design guidelines in place with respect to walls and fences. As such, as long as a building permit and use permit approval are obtained for a fence over 6' in height, there are no other regulations in place regarding walls and fences. As for the claim that the fence has negatively impacted the value of adjacent properties, decreased property values are easy to claim but are difficult to ascertain. Therefore, the County does not normally confirm or deny such claims.

### **IV. Recommendation**

Staff recommends the Board of Adjustment uphold the November 30, 2018 decision letter to approve the use permit request to allow the existing fence to remain subject to the following stipulations:

- 1) A building permit must be obtained from the Gila County Community Development Department for the fence. Depending upon the fence design, engineered plans may be required.



Gila County Community Development Division  
Planning & Zoning Department  
1400 E. Ash Street, Globe, AZ 85501  
(928) 425-3231 EXT 4224  
Fax: (928) 425-0829  
or  
608 E. Highway 260, Payson, AZ 85541  
(928) 474-9276  
Fax: (928) 474-0802

### APPLICATION FOR A USE PERMIT

File No./Permit No.: 4-18-17

LSTUBER3@gmail.com

#### APPLICANT INFORMATION

Name: LANCE STUBER Phone: 480-250-7700

Mailing Address: 1282 W. INDIGO DRIVE, CHANDLER, AZ 85248

Property Owner (If different from Applicant): SAME

Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Assessor Parcel No.: 301-05-008A

Legal Description: SEE ATTACHED

Zoning: SEE ATTACHED - R1-D12

Proposed Use: SEE ATTACHED

9488 Juniper Rd.

Strawberry, AZ 85544

Attach the Site Plan and other required information.

Signature: [Signature] Date: 11/1/18

#### OFFICE USE ONLY:

Date of Administrative Hearing: 11/15/18 @ 11:30am (Payson)

Approved: ✓ Denied: \_\_\_\_\_

Stipulations (If Any): See decision letter dated 11/30/18.

Department Signature: [Signature] Date: 11/30/18

P1811-003

11/2/18

12/3/18 - mailed  
to applicant +  
APD's

BWAP  
CP1810-010

**Legal Description:** PCL 2 ROS 1819;SEC 20 T12N R8E;=1.17 AC M/L (OUT OF 301-05-008)

**Zoning:** Residential

**Proposed Use:**

We are asking for approval for a 7' fence on 3 sides of the property, which is needed for security to keep out trespassers and especially the elk. There are nearly a dozen properties along Fossil Creek Road and Juniper Road that have 7' or higher fences due to elk problems. The Elk have significantly increased in number in the Strawberry Valley and have become a nuisance. We routinely have an entire herd pass thru our yard, eating our trees and vegetation, trampling and snapping off branches. They are destroying our property and ruining our trees, vegetation and garden beds.

This fence replaced an old 4' barbed wire fence, which the elk have trampled and destroyed and is no longer adequate for the purpose.

Overall fence height is 7' but the fence material itself only comes up to 4'. (5' at the gate area)  
The remaining 3' is open with a single twisted pair 12ga wire in the middle. (2' at gate – see drawing)  
This design was chosen to allow for a see thru look above 4' to not obstruct the view and yet be high enough to provide security to keep elk out.

Fence posts are a black steel pipe that will turn a nice brown color to blend with the natural environment.

Here is an example of a similar fence within a ¼ mile that is 7' tall with 5' fencing.

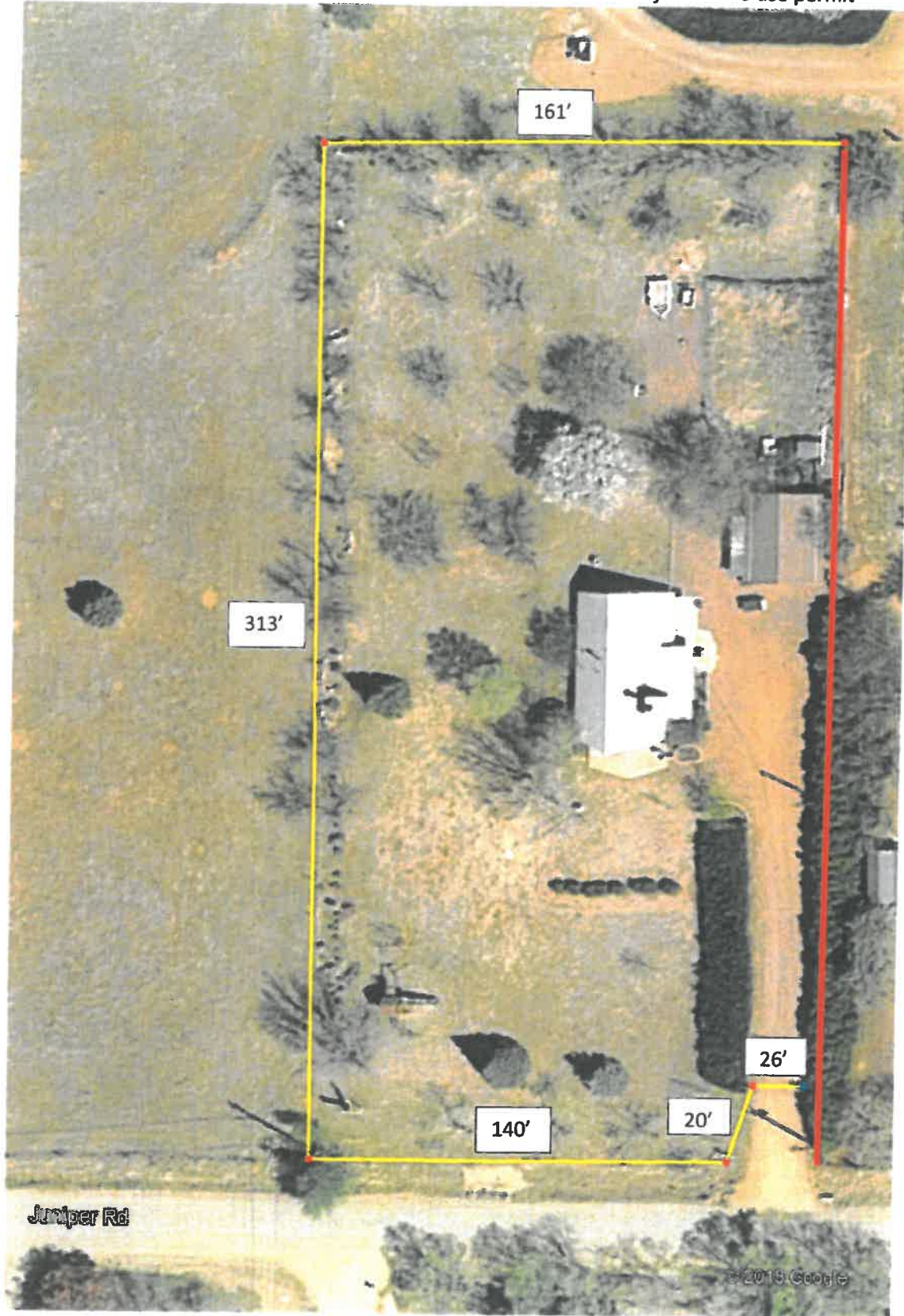


Our fencing is shorter than shown above with 4' of fence + 3' feet of open space, allowing for more visibility between the rails than this fence shown.

Notice the metal posts and rail are browned out. Our fence will look like this in a short time in the weather. Thank you.

①

Site plan – North, West and South yellow line is fence line and the subject of the use permit



301-05-008A  
Stubber

9488 Juniper Rd.  
strawberry

①



Site plan  
②

**Adjacent Uses:**

West – 5 acre field

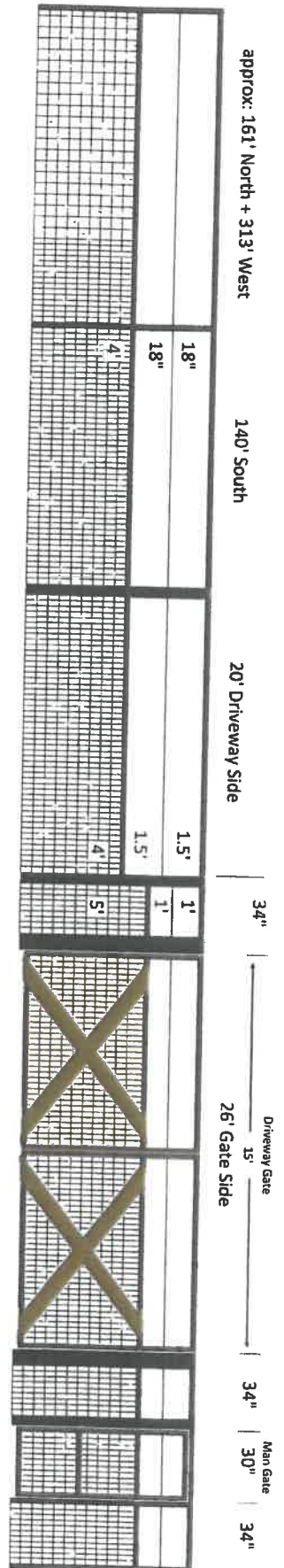
North – Neighbor (driveway and tall hedge)

East – Same Neighbor (12' tall Hedge row, orchard and guest house)

South – Juniper Road & Vacant Lot

Southwest – Neighbor







Property Records Inquiry

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## General Information

2019 ▼

## Property Address

9488 JUNIPER RD  
STRAWBERRY, 85544

## Owner Name &amp; Address

**Primary Owner**  
STUBER LANCE B & TAMBRA D TRUSTEES 50% INT  
STUBER LANCE & TAMBRA TRUST  
1282 W INDIGO DR  
CHANDLER, AZ 85248  
50.00%LONGENECKER TERRY F & TERRY S 50% INT  
50.00%

## Location Description (Not to be used for recording purposes)

Subdivision: Lot: Block:

Section: 20, Township: 12N, Range: 08E

Location: PCL 2 ROS 1819; SEC 20 T12N R8E; =1.17 AC M/L (OUT OF 301-05-008)

## Property Information

Parcel Number: 30105008A [Link to Parcel on GIS](#)

Account Number: R000015394

Tax District: 1276

Current Mill Levy: 0

Square Feet: 50,965.20

Total Acres: 1.17

Primary Use Description: 0130-SFR-010-3 STATUS UNKNWN

## Sales Information

Reception #	Sale Price	Deed Type	Sale Date	Grantor	Grantee
2014007498	\$0	WARRANTY DEED	08/12/2014	STUBER LANCE & TAMBRA 1/2 &, LONGENECKER TERRY F & TERRY S 1/2	STUBER LANCE B & TAMBRA D TRUSTEES 50% INT, STUBER LANCE & TAMBRA TRUST; et al.
20070011186	\$280,500	WARRANTY DEED	06/29/2007	WYATT R III & JINJER CARTER	LANCE & TAMBRA STUBER, ET AL

## Value Information Approach: Cost

Abstract Code/Description	Value Type	Appraised Value	Assessed Value	Taxable Value
0401I Non-Primary Residence/Bank Owned	Improvement	\$131,358	\$13,136	\$13,136
0401L Non-Primary Residence/Bank Owned	Land	\$60,502	\$6,050	\$6,050
<b>Totals:</b>		<b>\$191,860</b>	<b>\$19,186</b>	<b>\$19,186</b>

## Limited Property Value (LPV)

Abstract Code/Description	Value Type	LPV Actual	LPV Assessed	LPV Taxable Value
0401I Non-Primary Residence/Bank Owned	Improvement	\$96,370	\$9,637	\$9,637
0401L Non-Primary Residence/Bank Owned	Land	\$44,387	\$4,439	\$4,439
<b>Totals:</b>		<b>\$140,757</b>	<b>\$14,076</b>	<b>\$14,076</b>

## Account Flags

Flag Type	Flag Description	Unit Count

## Property Attributes &amp; Descriptions

Attribute	Attribute Description
The Parcel has the following Exemptions:	
A2 X Physically Unchanged Improved Land	

## Building ID 1.00

<b>Occupancy Description</b>	Single Family Residential	<b>Rooms</b>	0
<b>Built As</b>	1+ Story Fin	<b>Bedrooms</b>	0
<b>Exterior</b>	Frame Plywood	<b>Baths</b>	0

<b>HVAC</b>	None	<b>Year Built</b>	1973
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[BuildingImage]

Detail Type	Detail Description	Units
Rough In	Laundry Facility	1.0000
Porch	Wood Deck	147.0000
Porch	Wood Deck	240.0000
Fixture	Total Fixtures	8.0000
Appliance	FP Sgl 1 Story Mason	1.0000

**Building ID 2.00**

<b>Occupancy Description</b>	Residential Yard Improvements	<b>Rooms</b>	0
<b>Built As</b>	Residential Yard Improvements	<b>Bedrooms</b>	0
<b>Exterior</b>	Frame Hardboard	<b>Baths</b>	0
<b>HVAC</b>	None	<b>Year Built</b>	1976

[BuildingImage]

Detail Type	Detail Description	Units
Add On	Water Well	200.0000
Add On	Storage Bld Utility W/Electric-Low	160.0000
Add On	Septic Tank	1.0000

**Building ID 3.00**

<b>Occupancy Description</b>	Detached Garage	<b>Rooms</b>	0
<b>Built As</b>	Detached Garage	<b>Bedrooms</b>	0
<b>Exterior</b>	Frame Siding	<b>Baths</b>	0
<b>HVAC</b>	None	<b>Year Built</b>	1973

[BuildingImage]

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PT SE 1/4 SE 1/4 SECTION 20 AND  
PT SW 1/4 SW 1/4 SECTION 21  
T12N R8E

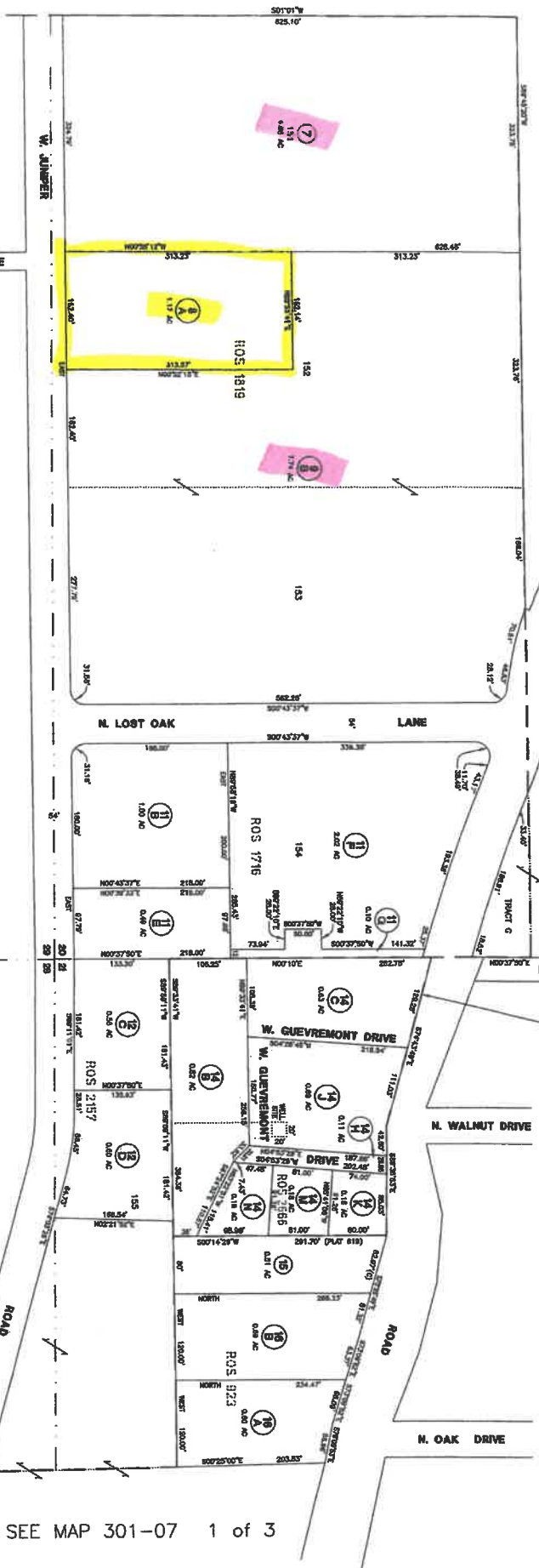
301-05  
1 of 2  
CODE 1276  
UPDATED 3-21-12

①

SEE MAP 301-07 1 of 3

SEE MAP 301-03 3 of 5

**QUEVREMONT ESTATES**  
Gila County Recorded Plat 619  
WATER CONTINGENT SERVICE AS OF APR. 1, 2005, 100% NET LEASE.  
A FLOOD REPORT FROM THE ARIZONA DEPARTMENT OF RISK ADMINISTRATION.



SEE MAP 301-07 1 of 3

SEE MAP 301-05 2 of 2

**STRAWBERRY RANCH THREE**  
Gila County Recorded Plat 263

SEE MAP 301-03 5 of 5

SEE MAP 301-68

**301-05-008A Applicant**  
**Adjacent Properties**

**GILA COUNTY ASSESSOR**

\*FOR INFORMATION ONLY, NO LIABILITY ASSUMED.

SCALE = 1" = 100'

(C) = CALCULATED  
(R) = RECORDED

①6

PT NE 1/4 NE 1/4 SECTION 29 AND  
PT NW 1/4 NW 1/4 SECTION 28  
T 12 N R 8 E

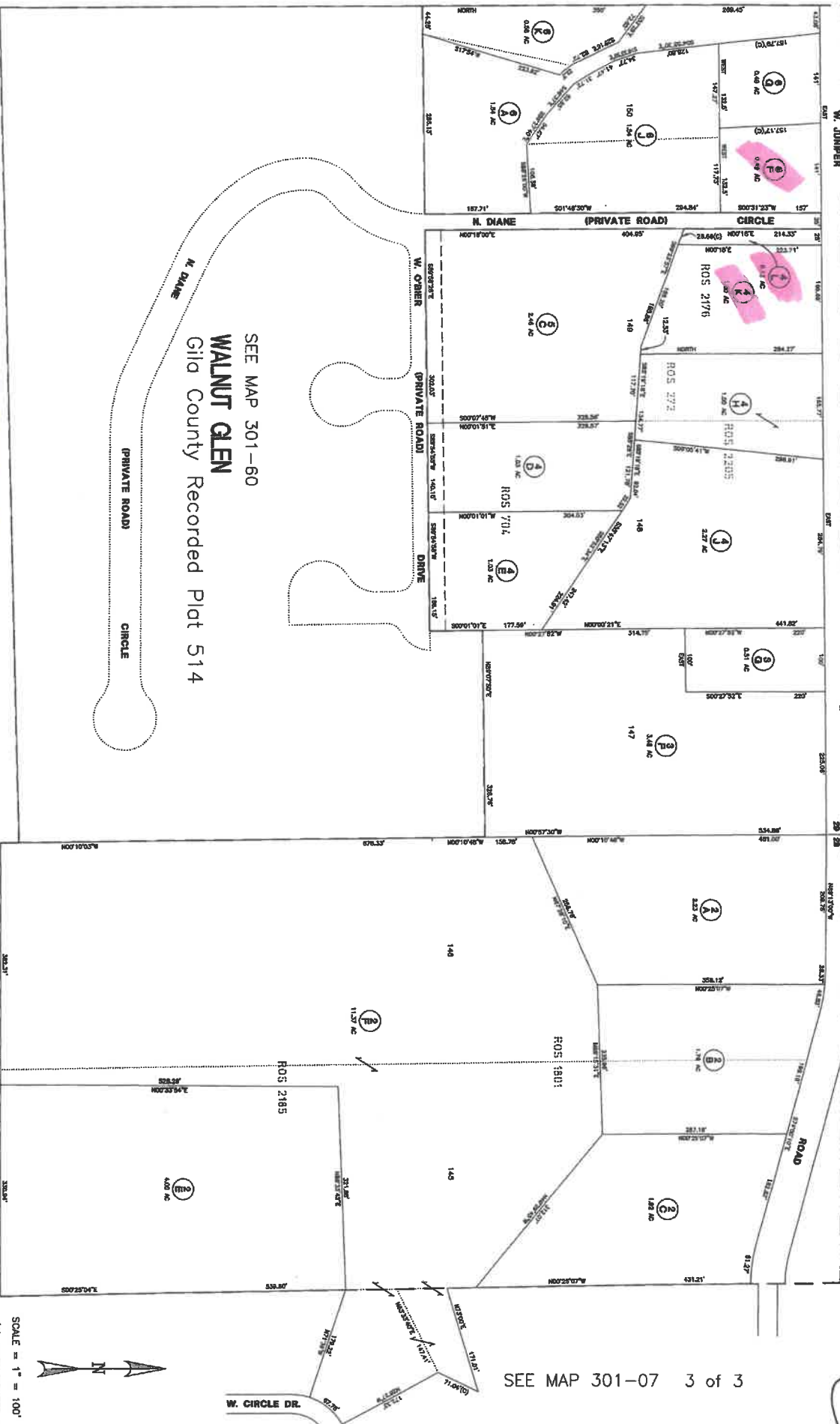
SEE MAP 301-05

**STRAWBERRY RANCH THREE**  
Gila County Recorded Plat 263

N. LOST OAK LANE

1 of 2

301-05  
2 of 2  
CODE 1276  
UPDATED 6/15/05



301-05-008A Applicant  
Adjacent Properties

SEE MAP 301-02  
TONTON NATIONAL FOREST

Property Records Inquiry

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## General Information

2019 ▼

## Property Address

STRAWBERRY, 85544

## Owner Name &amp; Address

**Primary Owner**  
 ZILLES SUMMER H  
 18521 E QUEEN CREEK RD STE #105-165  
 QUEEN CREEK, AZ 85142  
 100.00%

## Location Description (Not to be used for recording purposes)

Subdivision: Lot: Block:

Section: 20, Township: 12N, Range: 08E

Location: STRAWBERRY RANCH #3 LOT 151 135/196 &amp; 148/196 287/269

## Property Information

Parcel Number: 30105007 [Link to Parcel on GIS](#)

Account Number: R000015393

Tax District: 1276

Current Mill Levy: 0

Square Feet: 202,989.60

Total Acres: 4.66

Primary Use Description: 0013-VL-RES-RURAL-SUBDIVIDED

## Sales Information

Reception #	Sale Price	Deed Type	SaleDate	Grantor	Grantee
2014003694	\$0	WARRANTY DEED	04/15/2014	HOEL STEVEN W TRUSTEE, HOEL CHESTER W TRUST	ZILLES SUMMER H
20010015521	\$190,000	WARRANTY DEED	10/12/2001		
19950675354	\$135,000	JOINT TENANTS	12/18/1995		

## Value Information Approach: Market

Abstract Code/Description	Value Type	Appraised Value	Assessed Value	Taxable Value
02RL Vacant Land Non-Profit	Land	\$142,330	\$21,350	\$21,350
	<b>Totals:</b>	<b>\$142,330</b>	<b>\$21,350</b>	<b>\$21,350</b>

## Limited Property Value (LPV)

Abstract Code/Description	Value Type	LPV Actual	LPV Assessed	LPV Taxable Value
02RL Vacant Land Non-Profit	Land	\$79,621	\$11,943	\$11,943
	<b>Totals:</b>	<b>\$79,621</b>	<b>\$11,943</b>	<b>\$11,943</b>

## Account Flags

Flag Type	Flag Description	Unit Count

## Property Attributes &amp; Descriptions

Attribute	Attribute Description
The Parcel has the following Exemptions:	
A1 X Physically Unchanged Vacant Land	

&lt;&lt; Return to Results

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## General Information

2019 ▼

## Property Address

5014 LOST OAK LN  
STRAWBERRY, 85544

## Owner Name &amp; Address

**Primary Owner**  
HOEL STEVEN W & NANCL L TRUSTEES/TRUST  
PO BOX 283  
PINE, AZ 85544  
100.00%

## Location Description (Not to be used for recording purposes)

Subdivision: Lot: Block:

Section: 20, Township: 12N, Range: 08E

Location: LOT 153 &amp; E 1/2 LOT 152 STRAWBERRY RANCH THREE; ALSO INC POR LOT 152; BEG NE COR PCL 2 ROS 1819; TH N0D52'15 E 313.57'; TH S89D45'20 W 161.88'; TH S0D55'09 W 313.23'; TH N89D52'41 E 162.14' POB; =7.47 AC M/L (OUT OF 301-05-008B)

## Property Information

Parcel Number: 30105009B [Link to Parcel on GIS](#)

Account Number: R000015395

Tax District: 1276

Current Mill Levy: 0

Square Feet: 337,154.40

Total Acres: 7.74

Primary Use Description: 0184-SFR+RES RUR NONSUBIV

## Sales Information

Reception #	Sale Price	Deed Type	SaleDate	Grantor	Grantee
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## Value Information Approach: Cost

Abstract Code/Description	Value Type	Appraised Value	Assessed Value	Taxable Value
0301I Primary Residence Owner Occupied	Improvement	\$448,981	\$44,898	\$44,898
0301L Primary Residence Owner Occupied	Land	\$198,848	\$19,885	\$19,885
	<b>Totals:</b>	<b>\$647,829</b>	<b>\$64,783</b>	<b>\$64,783</b>

## Limited Property Value (LPV)

Abstract Code/Description	Value Type	LPV Actual	LPV Assessed	LPV Taxable Value
0301I Primary Residence Owner Occupied	Improvement	\$364,599	\$36,460	\$36,460
0301L Primary Residence Owner Occupied	Land	\$161,476	\$16,148	\$16,148
	<b>Totals:</b>	<b>\$526,076</b>	<b>\$52,608</b>	<b>\$52,608</b>

## Account Flags

Flag Type	Flag Description	Unit Count
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## Property Attributes &amp; Descriptions

Attribute	Attribute Description
The Parcel has the following Exemptions:	
A2 X Physically Unchanged Improved Land	

## Building ID 1.00

<b>Occupancy Description</b>	Mobile Home Yard Improvements	<b>Rooms</b>	0
<b>Built As</b>	Mobile Home Yard Improvements	<b>Bedrooms</b>	0
<b>Exterior</b>	Frame Hardboard	<b>Baths</b>	0
<b>HVAC</b>	None	<b>Year Built</b>	1976

[BuildingImage]

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Detail Type	Detail Description	Units
Add On	Electric Service	1.0000

Property Records Inquiry

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## General Information

2019 ▼

## Property Address

9513 JUNIPER RD  
STRAWBERRY, 85544

## Owner Name &amp; Address

**Primary Owner**  
 PAUL PAUL B & ROSEMARY SMITH TRUSTEES  
 PAUL TRUST  
 9513 JUNIPER RD  
 STRAWBERRY, AZ 85544  
 100.00%

## Location Description (Not to be used for recording purposes)

Subdivision: Lot: Block:

Section: 29, Township: 12N, Range: 08E

**Location:** STRAWBERRY RANCH #3 PT LOT 150 BEG NE COR LOT 150 TH S 157' TH W 265' TH N TO PNT ON N LINE 282' W OF NE COR TH E 282' TO POB EX C W2 212/7 A/A 20072003 30X56 CAVCO MH VIN CAVAZD020388X/U FEE 2006-008863

## Property Information

Parcel Number: 30105006F [Link to Parcel on GIS](#)

Account Number: R000015389

Tax District: 1276

Current Mill Levy: 0

Square Feet: 21,344.40

Total Acres: 0.49

Primary Use Description: 0800-MANUFACTURED HOME LAND

## Sales Information

Reception #	Sale Price	Deed Type	SaleDate	Grantor	Grantee
19900591371	\$58,500	JOINT TENANTS	07/05/1990		
19870550000	\$30,000	WARRANTY DEED	06/17/1987		

## Value Information Approach: Cost

Abstract Code/Description	Value Type	Appraised Value	Assessed Value	Taxable Value
0301I Primary Residence Owner Occupied	Improvement	\$100,628	\$10,063	\$10,063
0301L Primary Residence Owner Occupied	Land	\$35,302	\$3,530	\$3,530
	<b>Totals:</b>	<b>\$135,930</b>	<b>\$13,593</b>	<b>\$13,593</b>

## Limited Property Value (LPV)

Abstract Code/Description	Value Type	LPV Actual	LPV Assessed	LPV Taxable Value
0301I Primary Residence Owner Occupied	Improvement	\$88,739	\$8,874	\$8,874
0301L Primary Residence Owner Occupied	Land	\$31,131	\$3,113	\$3,113
	<b>Totals:</b>	<b>\$119,871</b>	<b>\$11,987</b>	<b>\$11,987</b>

## Account Flags

Flag Type	Flag Description	Unit Count

## Property Attributes &amp; Descriptions

Attribute	Attribute Description
The Parcel has the following Exemptions:	
A2 X Physically Unchanged Improved Land	

## Building ID 1.00

<b>Occupancy Description</b>	Affixed Mobile Home	<b>Rooms</b>	0
<b>Built As</b>	Double Wide	<b>Bedrooms</b>	0
<b>Exterior</b>	Hardboard Sheet	<b>Baths</b>	0
<b>HVAC</b>	Forced Air	<b>Year Built</b>	2003



[BuildingImage]

[Property Records Inquiry](#)[Revise Search](#)[Print This Page](#)**General Information**

2019 ▼

**Property Address**

STRAWBERRY, 85544

**Owner Name & Address**

**Primary Owner**  
 KACHEL WILLIAM H OSULLIVAN  
 9445 JUNIPER RD  
 STRAWBERRY, AZ 85544  
 100.00%

**Location Description (Not to be used for recording purposes)****Subdivision:**   **Lot:**   **Block:****Section:** 29, **Township:** 12N, **Range:** 08E

**Location:** A PARCEL OF LAND LOCATED IN THE NE1/4 OF SEC 29 T12N R8E; DESC AS BEG AT THE NW COR OF 1AOF ROS 2176; TH S00D18"W, 223.71'; TH N69D23°57' W, 26.66'; TH N00D18', 214.33'; TH EAST 25.0' TO THE POB; NE1/4 SEC 29 T12N R8E;=0.13 AC (OUT OF 301-05-004F)

**Property Information****Parcel Number:** 30105004L [Link to Parcel on GIS](#)**Account Number:** R000015384**Tax District:** 1276**Current Mill Levy:** 0**Square Feet:** 5,662.80**Total Acres:** 0.13**Primary Use Description:** 0011-VL-RES-URBAN SUBDIVIDED**Sales Information**

Reception #	Sale Price	Deed Type	SaleDate	Grantor	Grantee
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**Value Information** Approach: Market

Abstract Code/Description	Value Type	Appraised Value	Assessed Value	Taxable Value
02RL Vacant Land Non-Profit	Land	\$15,527	\$2,329	\$2,329
	<b>Totals:</b>	<b>\$15,527</b>	<b>\$2,329</b>	<b>\$2,329</b>

**Limited Property Value (LPV)**

Abstract Code/Description	Value Type	LPV Actual	LPV Assessed	LPV Taxable Value
02RL Vacant Land Non-Profit	Land	\$4,477	\$672	\$672
	<b>Totals:</b>	<b>\$4,477</b>	<b>\$672</b>	<b>\$672</b>

**Account Flags**

Flag Type	Flag Description	Unit Count
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**Property Attributes & Descriptions**

Attribute	Attribute Description
<b>The Parcel has the following Exemptions:</b>	
A1 X Physically Unchanged Vacant Land	

[<< Return to Results](#)

## General Information

2019 ▼

## Property Address

STRAWBERRY, 85544

## Owner Name &amp; Address

**Primary Owner**  
 PIKE LINDA C  
 421 N LEOMA LN  
 CHANDLER, AZ 85225  
 100.00%

## Location Description (Not to be used for recording purposes)

Subdivision: Lot: Block:

Section: 29, Township: 12N, Range: 08E

Location: LOT 1A OF ROS 2176 NE1/4 SEC 29 T12N R8E;=1.0 AC (OUT OF 301-05-004F)

## Property Information

Parcel Number: 30105004K [Link to Parcel on GIS](#)

Account Number: R000015383

Tax District: 1276

Current Mill Levy: 0

Square Feet: 43,560.00

Total Acres: 1.00

Primary Use Description: 0194-MISC RES IMP RUR NONSUBIV

## Sales Information

Reception #	Sale Price	Deed Type	SaleDate	Grantor	Grantee
-------------	------------	-----------	----------	---------	---------

## Value Information Approach: Cost

Abstract Code/Description	Value Type	Appraised Value	Assessed Value	Taxable Value
02RI Ag/Vacant Land Non-Profit	Improvement	\$4,072	\$611	\$611
02RL Vacant Land Non-Profit	Land	\$54,899	\$8,235	\$8,235
	<b>Totals:</b>	<b>\$58,971</b>	<b>\$8,846</b>	<b>\$8,846</b>

## Limited Property Value (LPV)

Abstract Code/Description	Value Type	LPV Actual	LPV Assessed	LPV Taxable Value
02RI Ag/Vacant Land Non-Profit	Improvement	\$2,251	\$338	\$338
02RL Vacant Land Non-Profit	Land	\$30,351	\$4,553	\$4,553
	<b>Totals:</b>	<b>\$32,602</b>	<b>\$4,891</b>	<b>\$4,891</b>

## Account Flags

Flag Type	Flag Description	Unit Count
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## Property Attributes &amp; Descriptions

Attribute	Attribute Description
The Parcel has the following Exemptions:	
A2 X Physically Unchanged Improved Land	

## Building ID 1.00

<b>Occupancy Description</b>	Residential Yard Improvements	<b>Rooms</b>	0
<b>Built As</b>	Residential Yard Improvements	<b>Bedrooms</b>	0
<b>Exterior</b>		<b>Baths</b>	0
<b>HVAC</b>	None	<b>Year Built</b>	2005



[BuildingImage]

Detail Type	Detail Description	Units
Add On	Septic Tank	1.0000

745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

---

## GILA COUNTY COMMUNITY DEVELOPMENT

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### NOTICE OF ADMINISTRATIVE HEARING

This is your notification that an administrative hearing will be held to consider an application for a Use Permit.

DATE: November 15, 2018  
TIME: 11:30 A.M.  
LOCATION: Gila County Community Development  
608 E. Hwy 260, Payson AZ

This administrative hearing is to consider the following Use Permit application:  
**U-18-17, parcel number 301-05-008A:** A Use Permit application to allow the applicant to have an existing 7' fence. This parcel is zoned R1-D12 (Residence One District).

Any comments you may have concerning this application may be presented at the administrative hearing or written comments may be filed with this office prior to the hearing date or before the decision letter is issued. Should you have any questions concerning this application, please contact [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov) or [tcberumen@gilacountyaz.gov](mailto:tcberumen@gilacountyaz.gov). All comments are public information and subject to release. Applicant/Property Owner, please make plans to attend this hearing. If you are unable to attend, please contact our office. This notice is going out to the applicant (property owner) and adjacent property owners.

*Michelle Dahlke*  
Michelle Dahlke  
Senior Planner

Dated: November 5, 2018

Attachments:  
1. Application  
2. Site Plan  
3. Assessor Map

23



Rosemary S Paul  
9513 Juniper Rd  
Strawberry, AZ 85544

RECEIVED

NOV 19 2018

GILA CO. COM. DEV.

November 12, 2018

Ms Michele Dahlke

Senior Planner

Gila County Community Development

Payson, AZ

Dear Ms Dahlke,

Thank you for sending notice of the hearing regarding a use permit for fencing at 9488 Juniper Rd, Strawberry.

I was gone from my home for a few days at the end of October. You can imagine my surprise and disgust to return home and find this fence under construction! I called Jade Kaufman to inquire if a use permit had been acquired. None were submitted or requested. Surely this applicant should have done this PRIOR TO CONSTRUCTION!

And now the fence is complete without a permit. I cannot look out any window on the front side of my home without seeing 313 feet of 7 foot fencing. I look out the east side window and see 140 feet of 7 foot fencing.

Yes, we have elk come and go through the neighborhood. They have been in this valley for many years, long before the applicant bought his home. They come through my yard and eat my flowers (they will grow again), eat the branches off my fruit trees (they will grow again). My dogs warn me when they are around and I DELIGHT IN THEIR PRESENCE! Wildlife are a part of living in this forest wonderland.

Perhaps if the applicant had talked to us prior to construction of this fence, there would have been a common ground of discussion. The applicant visits his property on a limited basis, but I am forced to look at this fencing every day.

I ask that the use permit be denied and the applicant remove the fencing.

Regards,



Rosemary S Paul

24

745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

---

## **GILA COUNTY COMMUNITY DEVELOPMENT**

---

November 30, 2018

Lance Stuber  
1282 West Indigo Drive  
Chandler, Arizona 85548

Re: Use Permit (U-18-17)  
Assessor Parcel Number: 301-05-008A  
Existing Zoning: R1-D12  
Location: 9488 Juniper Road, Strawberry, Arizona 85544  
Request: To permit a 7' high fence

Dear Mr. Stuber,

Your application for a Use Permit to allow a 7' high fence along the northern, southern and western property lines in order to keep elk out of your property has been approved. A public hearing was held on November 15, 2018 at the Gila County Community Development office in Payson, Arizona with you present via telephone. The owners of the property located at 9513 West Juniper Road were in attendance and provided testimony at the hearing in opposition to your request.

As you know, constructing the 7' high fence without a use permit to allow for an increased height when 6' is the maximum permitted and constructing the fence without benefit of receiving a building permit are in violation of Gila County regulations. Obtaining a use permit and a building permit are; however, remedies to resolve these issues.

The following conditions shall apply to your application:

- 1) The subject chain link fence shall be located along the northern, southern and eastern property lines as indicated on the site plan submitted with this Use Permit request.
- 2) A building permit must be approved prior to erecting the chain link fence.

This approval will become effective December 22, 2018. Notice of this approval will be sent by U.S. mail to adjoining property owners, who will have the opportunity to appeal this decision. If no appeals are received, you will be able to submit for the required building permit on December 24, 2018. If any appeal is received, you will be notified by U.S. mail and provided with the date of the appeal hearing. Per Gila County Zoning Ordinance Section 101.3 A (5) all appeals are to be heard by the Gila County Board of Adjustment.

(25)

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

  
Michelle Dahlke  
Senior Planner

26

745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

---

## GILA COUNTY COMMUNITY DEVELOPMENT

---

November 30, 2018

Summer Ziles  
18521 E. Queen Creek Rd., Ste. #105-165  
Queen Creek, AZ 85142

Re: Use Permit (U-18-17)  
Assessor Parcel Number: 301-05-008A  
Existing Zoning: R1-D12  
Location: 9488 Juniper Road, Strawberry, Arizona 85544  
Request: To permit a 7' high fence

Dear Ms. Ziles,

Mr. Stuber submitted an application for a Use Permit to our office. This application was a request to permit a 7' high fence. This Use Permit has been approved, with the following conditions:

- 1) The subject chain link fence shall be located along the norther, southern and eastern Property lines as indicated on the site plan submitted with this Use Permit request.
- 2) A building permit must be approved prior to erecting the chain link fence.

This approval will become effective on December 22, 2018. You are receiving this letter because you have the right to appeal this decision since your property is adjacent to 9488 Juniper Rd. All written requests of appeal must be received in our office by close of business on December 21, 2018. If an appeal is received from you, we will notify you by U.S. mail the date of the appeal hearing. Per Gila County Zoning Ordinance, Section 101.3 (D)(4) appeals will be heard by the Gila County Board of Adjustment.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

*Michelle Dahlke*  
Michelle Dahlke  
Senior Planner

745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

---

## GILA COUNTY COMMUNITY DEVELOPMENT

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November 30, 2018

Steven & Nancy Hoel  
PO Box 283  
Pine, AZ 85544

Re: Use Permit (U-18-17)  
Assessor Parcel Number: 301-05-008A  
Existing Zoning: R1-D12  
Location: 9488 Juniper Road, Strawberry, Arizona 85544  
Request: To permit a 7' high fence

Dear Mr. and Mrs. Hoel,

Mr. Stuber submitted an application for a Use Permit to our office. This application was a request to permit a 7' high fence. This Use Permit has been approved, with the following conditions:

- 1) The subject chain link fence shall be located along the norther, southern and eastern Property lines as indicated on the site plan submitted with this Use Permit request.
- 2) A building permit must be approved prior to erecting the chain link fence.

This approval will become effective on December 22, 2018. You are receiving this letter because you have the right to appeal this decision since your property is adjacent to 9488 Juniper Rd. All written requests of appeal must be received in our office by close of business on December 21, 2018. If an appeal is received from you, we will notify you by U.S. mail the date of the appeal hearing. Per Gila County Zoning Ordinance, Section 101.3 (D)(4) appeals will be heard by the Gila County Board of Adjustment.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

*Michelle Dahlke*  
Michelle Dahlke  
Senior Planner



745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

---

## GILA COUNTY COMMUNITY DEVELOPMENT

---

November 30, 2018

Paul & Rosemary Smith  
9513 Juniper Rd.  
Strawberry, AZ 85544

Re: Use Permit (U-18-17)  
Assessor Parcel Number: 301-05-008A  
Existing Zoning: R1-D12  
Location: 9488 Juniper Road, Strawberry, Arizona 85544  
Request: To permit a 7' high fence

Dear Mr. and Mrs. Smith,

Mr. Stuber submitted an application for a Use Permit to our office. This application was a request to permit a 7' high fence. This Use Permit has been approved, with the following conditions:

- 1) The subject chain link fence shall be located along the norther, southern and eastern Property lines as indicated on the site plan submitted with this Use Permit request.
- 2) A building permit must be approved prior to erecting the chain link fence.

This approval will become effective on December 22, 2018. You are receiving this letter because you have the right to appeal this decision since your property is adjacent to 9488 Juniper Rd. All written requests of appeal must be received in our office by close of business on December 21, 2018. If an appeal is received from you, we will notify you by U.S. mail the date of the appeal hearing. Per Gila County Zoning Ordinance, Section 101.3 (D)(4) appeals will be heard by the Gila County Board of Adjustment.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

*Michelle Dahlke*  
Michelle Dahlke  
Senior Planner



745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

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## GILA COUNTY COMMUNITY DEVELOPMENT

---

November 30, 2018

William & Rachel O'Sullivan  
9445 Juniper Rd.  
Strawberry, AZ 85544

Re: Use Permit (U-18-17)  
Assessor Parcel Number: 301-05-008A  
Existing Zoning: R1-D12  
Location: 9488 Juniper Road, Strawberry, Arizona 85544  
Request: To permit a 7' high fence

Dear Mr. and Mrs. O'Sullivan,

Mr. Stuber submitted an application for a Use Permit to our office. This application was a request to permit a 7' high fence. This Use Permit has been approved, with the following conditions:

- 1) The subject chain link fence shall be located along the norther, southern and eastern Property lines as indicated on the site plan submitted with this Use Permit request.
- 2) A building permit must be approved prior to erecting the chain link fence.

This approval will become effective on December 22, 2018. You are receiving this letter because you have the right to appeal this decision since your property is adjacent to 9488 Juniper Rd. All written requests of appeal must be received in our office by close of business on December 21, 2018. If an appeal is received from you, we will notify you by U.S. mail the date of the appeal hearing. Per Gila County Zoning Ordinance, Section 101.3 (D)(4) appeals will be heard by the Gila County Board of Adjustment.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

*Michelle Dahlke*  
Michelle Dahlke  
Senior Planner

745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

---

## GILA COUNTY COMMUNITY DEVELOPMENT

---

November 30, 2018

Linda Pike  
421 N. Leoma Ln.  
Chandler, AZ 85225

Re: Use Permit (U-18-17)  
Assessor Parcel Number: 301-05-008A  
Existing Zoning: R1-D12  
Location: 9488 Juniper Road, Strawberry, Arizona 85544  
Request: To permit a 7' high fence

Dear Ms. Pike,

Mr. Stuber submitted an application for a Use Permit to our office. This application was a request to permit a 7' high fence. This Use Permit has been approved, with the following conditions:

- 1) The subject chain link fence shall be located along the norther, southern and eastern Property lines as indicated on the site plan submitted with this Use Permit request.
- 2) A building permit must be approved prior to erecting the chain link fence.

This approval will become effective on December 22, 2018. You are receiving this letter because you have the right to appeal this decision since your property is adjacent to 9488 Juniper Rd. All written requests of appeal must be received in our office by close of business on December 21, 2018. If an appeal is received from you, we will notify you by U.S. mail the date of the appeal hearing. Per Gila County Zoning Ordinance, Section 101.3 (D)(4) appeals will be heard by the Gila County Board of Adjustment.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

*Michelle Dahlke*  
Michelle Dahlke  
Senior Planner

## Berumen, Therese C

---

**From:** Lance Stuber <lstuber3@gmail.com>  
**Sent:** Wednesday, December 05, 2018 3:36 PM  
**To:** Berumen, Therese C  
**Subject:** Re: U-18-17 Approval Letter

**CAUTION:** Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

Therese - thank you for the call and email.

I noticed there was some incorrect info in the letter.  
The attached reads North, South and East property line.  
It should read North, South and West property line.  
Thank you for incorporating that change.  
-Lance

On Wed, Dec 5, 2018 at 1:30 PM Berumen, Therese C <[tcberumen@gilacountyaz.gov](mailto:tcberumen@gilacountyaz.gov)> wrote:

Lance,

Please see attached. If you have any questions or concerns, please let me know.

Thank You,

*Therese Berumen*

Administrative Assistant

Gila County Community Development

745 N. Rose Mofford Way

Globe, AZ 85501

(928) 402-8512

32

## Berumen, Therese C

---

**From:** Dahlke, Michelle  
**Sent:** Wednesday, December 19, 2018 10:27 AM  
**To:** Berumen, Therese C  
**Subject:** FW: Use permit (U-18-17)

Hi TC,

I cannot recall if you or I did the adjacent property owner letter on Stuber. I think maybe you? Can you send me a copy of what was sent to the owners of 9513 Jupiter Road? See her email below. I just want to see it and respond to her email. Thanks!

Michelle

---

**From:** Mitzi [mailto:oldmitz@msn.com]  
**Sent:** Wednesday, December 19, 2018 10:22 AM  
**To:** Dahlke, Michelle; Martin, Tommie  
**Subject:** Use permit (U-18-17)

**CAUTION:** Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

Dear Ms Dahlke,

Thank you for your letter advising us that you have approved an application for a use permit for our neighbor's property at 9488 Juniper Rd, Strawberry.

We will be sending a formal letter of appeal. Prior to that letter, I wish to correct three errors in your notice.

1. Our last name is not Smith. Please refer to all records of our property at 9513 Juniper Rd, Strawberry and note that our last name is Paul on those records. Also, in my letter to you dated Nov 12, 2018, I identify as Rosemary S Paul
2. The fencing you refer to as "shall be located along the northern, southern and eastern property lines" has already been erected on the northern, southern and WESTERN property lines. Does this mean the western portion of the fence will be taken down?
3. The fencing is not chain link, but steel posts with two steel rails and 4' of 4"x2" welded wire with additional barbed wire.

Thank you for your attention to this matter.  
Rosemary S Paul  
Strawberry, AZ

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Rosemary S Paul  
9513 Juniper Rd  
Strawberry, AZ 95544-2802

RECEIVED

DEC 19 2018

December 19, 2018

Ms Michelle Dahlke  
Senior Planner  
Gila County Community Development  
Payson, AZ

Re: Use Permit (U-18-17)

Dear Ms Dahlke:

Thank you for your letter of November 30, 2018 advising us of your approval of a use permit issued to the owner of property at 9488 Juniper Rd, Strawberry. We wish to appeal that decision.

Your letter states the permit was approved with the condition it "shall be located along the northern, southern and eastern property lines." The fence was constructed prior to the permit submission along the northern, southern and western property lines. Does this mean the western portion of the fence will be removed?

Also stated as a condition is "a building permit must be approved prior to erecting the chain link fence." The applicant, Mr. Stuber, erected a 7 foot fence consisting of steel posts, two steel railings with 4 feet of 4"x2" fencing material, plus additional barbed wire prior to our complaint and completed the project prior to seeking a building permit and a use permit. Mr. Stuber did not attend the initial hearing and it was conducted by telephone. His remark that he didn't know about the requirements is not acceptable.

I am unable to look out the windows of my home without seeing over 300 feet of this fencing on one side and 140 feet of the fencing on the south side of the property. I feel it has a negative effect on my property value. Other neighbors refer to this fence as a "prison fence." All this because Mr. Stuber does not want our wildlife to have access to his yard. As I stated in my previous letter, the elk were here long before he purchased the property.

Again I request the permits be denied and the fencing removed.

Regards

  
Rosemary S Paul

Cc: Tommie Martin, Gila County Supervisor

745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

---

## GILA COUNTY COMMUNITY DEVELOPMENT

---

December 27, 2018

Lance Stuber  
1282 West Indigo Drive  
Chandler, Arizona 85548

Re: Use Permit (U-18-17) (**Appeal**)  
Assessor Parcel Number: 301-05-008A  
Existing Zoning: R1-D12  
Location: 9488 Juniper Road, Strawberry, Arizona 85544  
Request: To permit a 7' high fence

Dear Mr. Stuber,

We have received an appeal to your Use Permit application (U-18-17). This appeal is scheduled to be heard by the Board of Adjustment and Appeals on January 17, 2019 at 9:00 A.M., in our Payson office at 610 E. Hwy 260 and simultaneously telecast to our Globe office at 745 N. Rose Mofford Way. It is recommended that you be present at this hearing to answer any questions the Board may have. You will also be receiving an agenda packet for the meeting a week prior to the meeting.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

*Michelle Dahlke*  
Michelle Dahlke  
Senior Planner

35



745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

---

## GILA COUNTY COMMUNITY DEVELOPMENT

---

December 27, 2018

Paul & Rosemary Paul  
9513 Juniper Rd.  
Strawberry, AZ 85544

Re: Use Permit (U-18-17) (**Appeal**)  
Assessor Parcel Number: 301-05-008A  
Existing Zoning: R1-D12  
Location: 9488 Juniper Road, Strawberry, Arizona 85544  
Request: To permit a 7' high fence

Dear Mr. and Mrs. Paul,

We have received your appeal to Mr. Stuber's Use Permit application (U-18-17). This appeal is scheduled to be heard by the Board of Adjustment and Appeals on January 17, 2019 at 9:00 A.M., in our Payson office at 610 E. Hwy 260 and simultaneously telecast to our Globe office at 745 N. Rose Mofford Way. It is recommended that you be present at this hearing to answer any questions the Board may have. You will also be receiving an agenda packet for the meeting a week prior to the meeting.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

*Michelle Dahlke*  
Michelle Dahlke  
Senior Planner

(36)

745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

---

## GILA COUNTY COMMUNITY DEVELOPMENT

---

December 28, 2018

Lance Stuber  
1282 West Indigo Drive  
Chandler, Arizona 85548

Re: Use Permit (U-18-17) (Revised)  
Assessor Parcel Number: 301-05-008A  
Existing Zoning: R1-D12  
Location: 9488 Juniper Road, Strawberry, Arizona 85544  
Request: To permit a 7' high fence

Dear Mr. Stuber,

This letter is being sent in order to correct some errors in the previous approval letter dated November 30, 2018 that our office sent to you on December 3, 2018. We incorrectly stated that the fence was located on the northern, **eastern** and southern boundaries of the property when we should have said it was located on the northern, **western** and southern property lines. Additionally, we incorrectly referenced your fence as being constructed of chain link and indicated a building permit was required prior to the fence being erected when it already exists. Please see the revised conditions of approval below.

The following conditions shall apply to your application:

- 1) The subject fence shall be located along the northern, southern and western property lines as indicated on the site plan submitted with this Use Permit request.
- 2) A building permit must be approved for the fence.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

  
Michelle Dahlke  
Senior Planner

(37)

745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

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## GILA COUNTY COMMUNITY DEVELOPMENT

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December 28, 2018

Paul & Rosemary Paul  
9513 Juniper Rd.  
Strawberry, AZ 85544

Re: Use Permit (U-18-17) (**Revised**)  
Assessor Parcel Number: 301-05-008A  
Existing Zoning: R1-D12  
Location: 9488 Juniper Road, Strawberry, Arizona 85544  
Request: To permit a 7' high fence

Dear Mr. and Mrs. Paul,

This letter is being sent to you in order to clarify the request Mr. Stuber made regarding an existing fence on his property and Gila County staff's decision regarding Mr. Stuber's use permit request.

Our original letter dated November 30, 2018, which was mailed on December 3, 2018, incorrectly stated that the fence was located on the northern, **eastern** and southern property lines when it is located on the northern, **western**, and southern property lines. Additionally, we referenced the fence materials as chain link when it consists of different materials and we stated that a building permit was to be obtained prior to erecting the fence when the fence already exists. Finally, we listed your last name incorrectly on the letter. We apologize for these errors and appreciate you bringing them to our attention. We have sent a letter of correction to Mr. Stuber as well. Please see the revised conditions of approval below.

- 1) The subject fence shall be located along the northern, western and southern property lines as indicated on the site plan submitted with this Use Permit request.
- 2) A building permit must be approved for the fence.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

*Michelle Dahlke*

Michelle Dahlke  
Senior Planner

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**STAFF REPORT  
TO THE  
BOARD OF ADJUSTMENT**

**APPEAL OF APPLICATION AV-18-22**



**AV-18-22  
January 17, 2019  
610 E. Highway 260  
Payson, AZ**

## I. Application

<b>Applicant Name</b>	Beaver Valley Improvement Association
<b>Applicant Address</b>	P.O. Box 594, Payson, Arizona 85547
<b>Site Address</b>	911 West Beaver Valley Road, Payson, Arizona 85541
<b>APN Number(s)</b>	302-17-048A
<b>Current Zoning</b>	General Unclassified
<b>General Plan Designation</b>	Residential (0.4 – 1.0 units per acre)
<b>Application Number</b>	AV-18-22

## II. Background

The applicant, Beaver Valley Improvement Association (the "Association"), was recently granted Administrative Variance approval to permit a 5'-2" side yard setback (where 7' is the minimum required) for an existing building located on the property which used to house a Water Wheel Fire and Medical District ("Water Wheel") station. The adjacent property owner, Beaver Land, LLC, submitted an appeal letter to the County on December 19, 2018 with respect to the Administrative Variance approval.

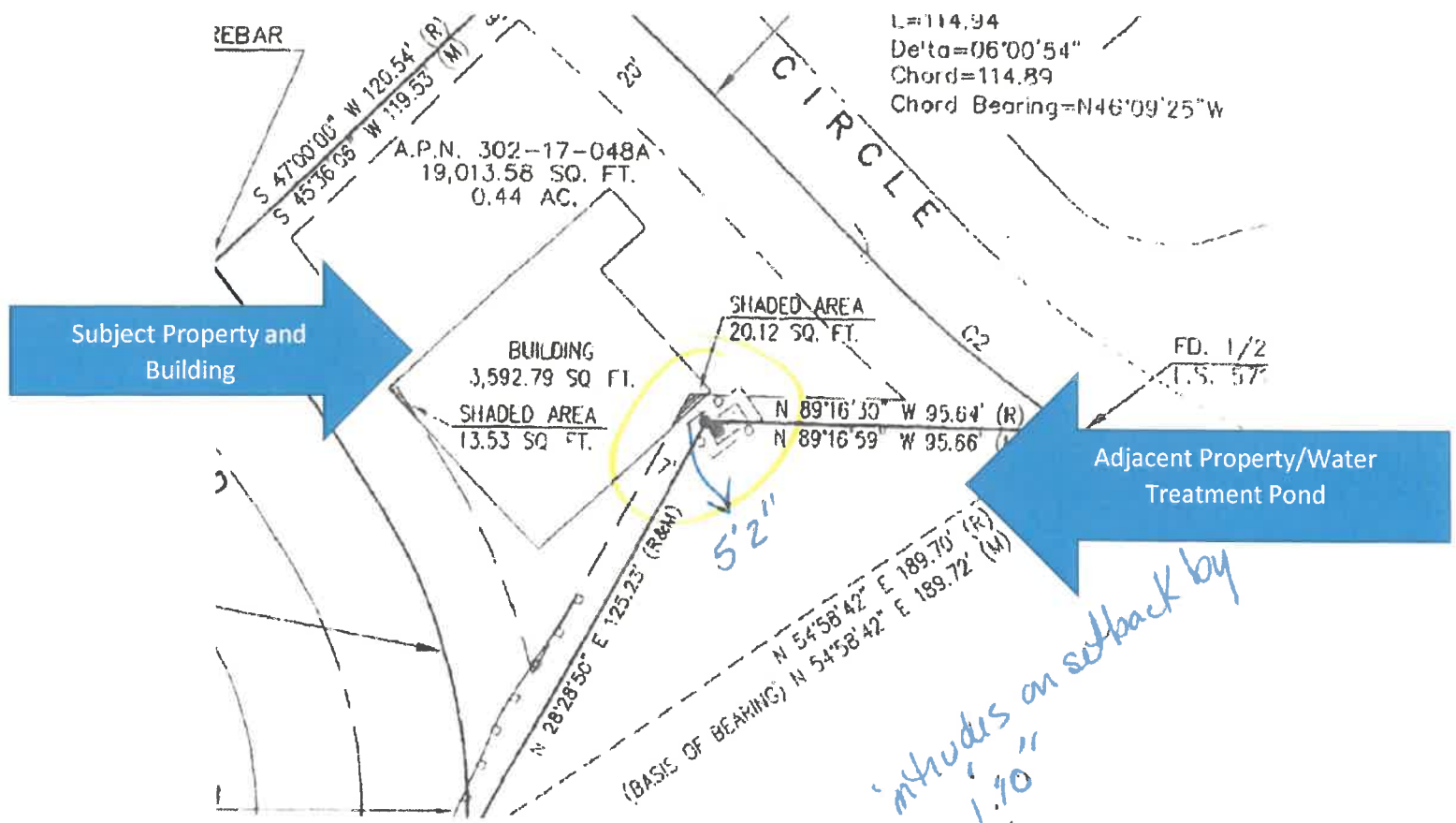


Figure 1: Detail of the Subject Property Obtained from Gila County Assessor Map



The subject property was originally owned by Beaver Valley Fire District (“Beaver Valley”) and the subject building was permitted by the County. In 2005, Beaver Valley submitted a request for a building permit for an addition of a truck bay on the eastern side of the building. At the time, the County was informed that a lot line adjustment and property deed would be processed and recorded in which the previous owner of the adjacent parcel would grant additional land to Beaver Valley in order to meet the minimum 7’ side yard setback. On July 1, 2017, Beaver Valley merged with Whispering Pines Fire Department and became Water Wheel. In 2018, the County was informed that a deed was not actually recorded and therefore the land was not properly granted; thus resulting in a violation of the side yard setback. It is the understanding of County staff that the Association, who purchased the Water Wheel property on October 19, 2018, contacted Beaver Land, LLC, the new owner of the adjacent property, about deeding the land but no agreement was reached. The Association subsequently submitted a request to the County for an Administrative Variance to permit the 5’-2” side yard setback via County Case Number AV-18-03. The County approved this request on March 6, 2018.



Figure 2: Aerial of Subject Property and Adjacent Water Treatment Pond

Upon acquiring the adjacent parcel, Beaver Land, LLC discovered an error with respect to County Case AV-18-03. Specifically, that it was not provided with proper notice of the Administrative Variance application or approval. The following is a timeline of events with respect to the processing of this case:

- February 14, 2018: The County received an application from Water Wheel for an Administrative Variance to permit the encroachment into the side yard setback.
- February 20, 2018: The Administrative Variance package was sent to the Globe office for processing.

- February 20, 2018: County staff obtained ownership records from the County Assessor's website in order to notify adjacent property owners about the Administrative Variance request. The property owner name and address for the Beaver Land, LLC parcel was not noted in the Assessor's records for the adjacent property (Gila County Assessor Parcel Number 302-17-050). Staff made an error of judgment by not investigating this further and a notice of the Administrative Variance request and approval letter was never mailed to Beaver Land, LLC.
- March 6, 2018: The Administrative Variance approval letter was issued.
- March 7, 2018: The Administrative Variance approval letter was mailed out to Water Wheel and adjacent property owners (except for Beaver Land, LLC).
- April 3, 2018: The final Administrative Variance approval letter was mailed to Water Wheel.
- October 3, 2018: Staff received a phone call from the Association requesting the case file on AV-18-03.
- October 3, 2018: Staff informed the Association that a public record request form needed to be filled out to obtain the case file.
- October 4, 2018: Staff received the public record request from the Association.
- October 4, 2018: Staff emailed the file for AV-18-03 to the Association.
- October 23, 2018: Staff received an application for an Administrative Variance from Scott Buzan on behalf of the Association with a request to reprocess the previous Administrative Variance because of the error on staff's part with regard to the inadvertent lack of notification to Beaver Land, LLC for the first Administrative Variance request.
- November 30, 2018: An approval letter for the reprocessed Administrative Variance was issued by staff.
- December 3, 2018: Approval letters were mailed to the applicant and adjacent property owners, including Beaver Land, LLC.
- December 19, 2018: Staff received an appeal letter from Michael Armstead on behalf of Beaver Land, LLC and Beaver Valley Water Company, Inc.
- December 24, 2018: Staff mailed a letter to the Association and to Beaver Land, LLC informing them of the date and time of the appeal before the Board of Adjustment.

The appeal submitted by Mr. Armstead challenges the applications submitted for an Administrative Variance in March and October of 2018 for the reasons listed as items 1 - 5 in his appeal letter dated December 18, 2018. As to item 4 of this letter, the County acknowledges that it did not properly notify Beaver Land, LLC of the Administrative Variance approval granted on March 6, 2018 as noted on Page 3 of this report and reprocessed the second Administrative Variance in order to properly notify all adjacent properties.

### III. Analysis

In reviewing the request for the subject Administrative Variance, staff reviewed the background history and available documentation carefully and determined that approval of the reduced side yard setback meets the intent of Section 101.3 (A) (1) of the Gila County Zoning Ordinance. A hardship exists for the subject property due to its unusual configuration and staff believes the minimal encroachment into the side yard is not detrimental to adjacent properties. The claims made in the appeal letter, absent that of the County's notification error with the March 2018

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Administrative Variance approval, appear to be based on issues that pertain to civil matters now between the Association, the Beaver Valley Water Company, Inc. and possibly the other entities listed in the letter. The County remedied the initial notification error by reprocessing the request for a reduced setback where it followed proper notification procedures. It does not appear that the County was given accurate information at the time it issued a building permit for the building addition which would have revealed any utility easements on or adjacent to the area of the addition.

#### **IV. Recommendation**

Staff recommends the Board of Adjustment uphold the November 30, 2018 decision letter to approve a 5'-2" side yard setback where 7' is the minimum required.

Gila County Community Development Division  
Planning & Zoning Department

745 N Rose Mofford Way,  
Globe, AZ 85501  
(928) 402-8512  
FAX: (928) 425-0829

ADMINISTRATIVE VARIANCE  
APPLICATION

608 E Highway 260,  
Payson, AZ 85541  
(928) 474-9276  
FAX: 928-474-0802

Date: 10-22-18

Case File No.: AV-18-22

Permit # P1810-0106  
Applicant Name: Beaver Valley Improvement Association Phone No.: 1602-690-4656  
Mailing Address: PO Box 594 Payson AZ 85547  
Signature: Ann Stoppa President, BVIA  
Email Address: Stoppa@cox.net

Owner's Name: BVIA Phone No.: 1602-690-4656  
Mailing Address: PO Box 594 Payson AZ 85547  
Signature: Ann Stoppa

(If the applicant is not the owner of the subject property, the owner must sign the application authorizing the applicant to apply.)

If the subject property is part of a homeowner association (HOA):

Name of HOA: Beaver Valley Improvement Association  
Contact Person at HOA: Ann Stoppa  
Email Address: Stoppa@cox.net Phone No.: 1602-690-4656

Property Address: 911 W. Beaver Flat Rd Payson  
Property Parcel No.: 302-17-048A Legal Description: See attached  
Zoning of Property: 64

Applicant's Description and Justification of Administrative Variance Request (the applicant may include this information in the required project narrative): to correct a Setback issue that occurred in 2005 in regards to a permitted addition. Paperwork was not completed to deed land from adjacent property. we are requesting a 5'2" setback instead of 7'.

FOR OFFICE USE ONLY

\$75 Fee Paid ☒ Check No.: \_\_\_\_\_ Credit ☐ Cash: ☐ Date: \_\_\_\_\_

Inspector's Report and Pictures Done: \_\_\_\_\_

Approved: ☒ Denied: ☐  
Director or Designee's Signature: J. Beum Date: 11/30/18  
Date notices mailed to Applicant & Adjacent Property Owners: 12/3/18

Appeal Due Date: 12/21/22 Appealed: 12/19/18

Updated 7-23-18 (MD)

Michael  
Armstrong

(44)





Property Records Inquiry

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## General Information

2019 ▼

## Property Address

911 BEAVER FLAT RD  
PAYSON, 85541

## Owner Name &amp; Address

**Primary Owner**  
 WATER WHEEL FIRE & MEDICAL DISTRICT  
 C/O SATTELMAIER RON  
 10603 N HOUSTON MESA RD  
 PAYSON, AZ 85541  
 100.00%

## Location Description (Not to be used for recording purposes)

Subdivision: Beaver Valley Estates Lot: Block:

Section: 35, Township: 11.5N, Range: 10E

**Location:** POR TRACT "B", BEAVER VALLEY ESTATES, PLAT 331, BEG MOST SLY COR TRACT "B"; TH N28D28'50"E, 125.23'; TH S89D16'30"E, 95.64'; TH NWLY ALG A RIGHT CURVE R= 276.19' & L=70.24'; TH ALG A REVERSE CURVE R=1094.88' L=115.21'; TH S47D00'W, 120.54'; TH SELY ALG A RIGHT CURVE R=627' L=78.67'; TH ALG A COMPOUND CURVE R=150' L=89.02' TO POB S2 SEC 35 T11.5N R10E = 0.44 AC (OUT OF 302-17-048).

## Property Information

Parcel Number: 30217048A [Link to Parcel on GIS](#)

Account Number: R000021289

Tax District: 1014

Current Mill Levy: 0

Square Feet: 19,166.40

Total Acres: 0.44

Primary Use Description: 9900-TAX EXEMPT SPECIAL DIST

## Sales Information

Reception #	Sale Price	Deed Type	SaleDate	Grantor	Grantee
2018002169	\$0	QUIT CLAIM	03/02/2018	BEAVER VALLEY FIRE DISTRICT	WATER WHEEL FIRE & MEDICAL DISTRICT

## Value Information Approach: Cost

Abstract Code/Description	Value Type	Appraised Value	Assessed Value	Taxable Value
02RI Ag/Vacant Land Non-Profit	Improvement	\$54,423	\$8,163	\$0
02RL Vacant Land Non-Profit	Land	\$23,021	\$3,453	\$0
	<b>Totals:</b>	<b>\$77,444</b>	<b>\$11,616</b>	<b>\$0</b>

## Limited Property Value (LPV)

Abstract Code/Description	Value Type	LPV Actual	LPV Assessed	LPV Taxable Value
02RI Ag/Vacant Land Non-Profit	Improvement	\$54,423	\$8,163	\$0
02RL Vacant Land Non-Profit	Land	\$23,021	\$3,453	\$0
	<b>Totals:</b>	<b>\$77,444</b>	<b>\$11,616</b>	<b>\$0</b>

## Account Flags

Flag Type	Flag Description	Unit Count

## Property Attributes &amp; Descriptions

Attribute	Attribute Description
The Parcel has the following Exemptions:	
A2 X Physically Unchanged Improved Land	
Full Exemption - FCV	
Full Exemption - LPV	

## Building ID 1.00

<b>Occupancy Description</b>	Light Commercial Utility	<b>Rooms</b>	0
<b>Built As</b>	Light Commercial Utility	<b>Bedrooms</b>	0
<b>Exterior</b>		<b>Baths</b>	0
<b>HVAC</b>	None	<b>Year Built</b>	2001

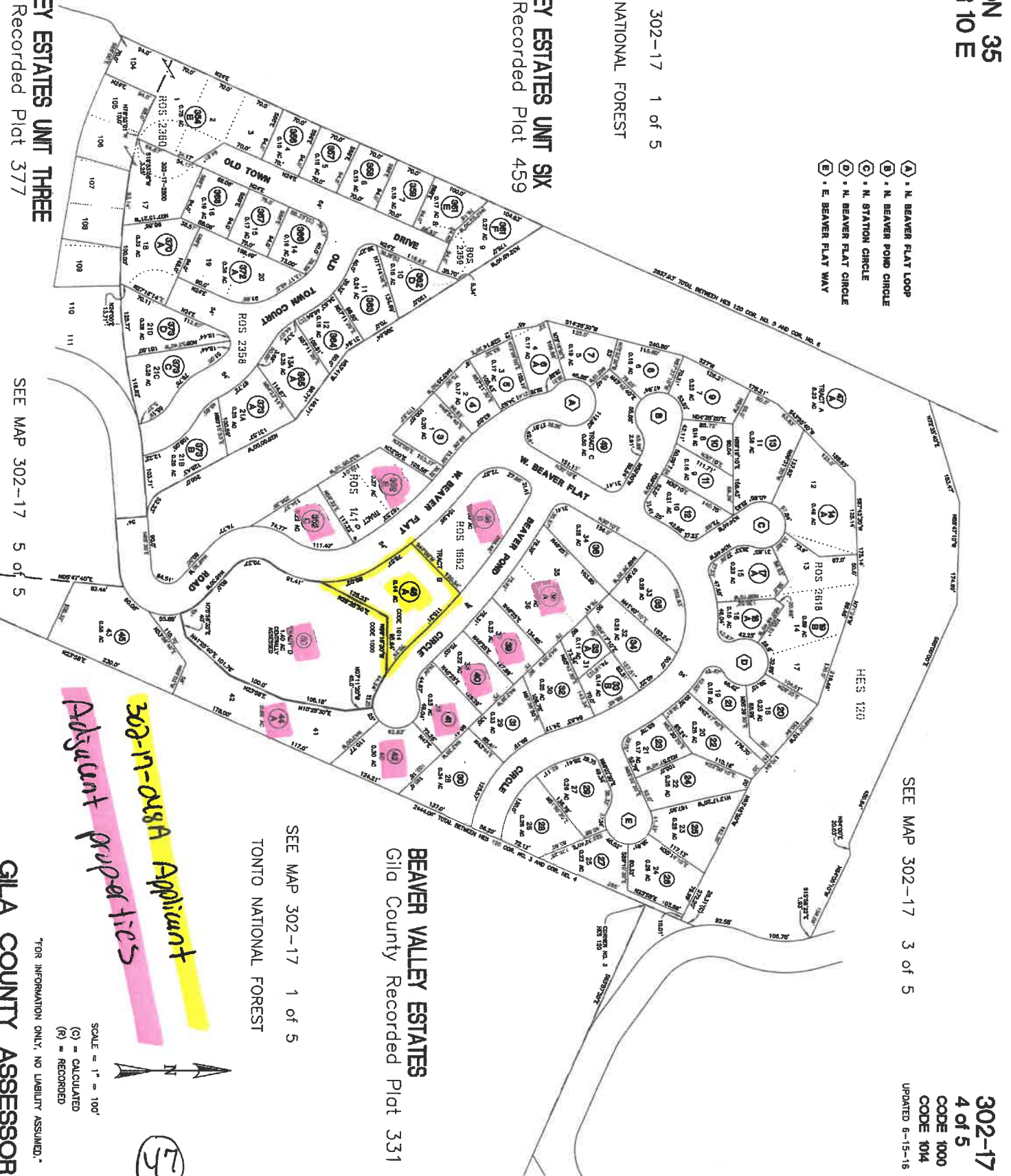
PT SECTION 35  
T 11 1/2 N R 10 E

- (A) • N. BEAVER FLAT LOOP
- (B) • N. BEAVER POND CIRCLE
- (C) • N. STATION CIRCLE
- (D) • N. BEAVER FLAT CIRCLE
- (E) • E. BEAVER FLAT WAY

SEE MAP 302-17 1 of 5  
TONTO NATIONAL FOREST

BEAVER VALLEY ESTATES UNIT SIX  
Gila County Recorded Plat 459

BEAVER VALLEY ESTATES UNIT THREE  
Gila County Recorded Plat 377



Property Records Inquiry

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## General Information

2019 ▼

## Property Address

979 BEAVER FLAT RD  
PAYSON, 85541

## Owner Name &amp; Address

**Primary Owner**  
ARRINGTON NORMAN DUKE  
979 W BEAVER FLAT RD  
PAYSON, AZ 85541  
100.00%

## Location Description (Not to be used for recording purposes)

**Subdivision:** Beaver Valley Estates **Lot:** 41,42 **Block:****Section:** 35, **Township:** 11.5N, **Range:** 10E**Location:** LOTS 41 & 42, BEAVER VALLEY ESTATES, PLAT 331, HES 120 S2 SEC 35 T11.5N R10E = 0.65 AC (OUT OF 302-17-043 & -044)

## Property Information

**Parcel Number:** 30217044A [Link to Parcel on GIS](#)**Account Number:** R000021285**Tax District:** 1014**Current Mill Levy:** 0**Square Feet:** 28,314.00**Total Acres:** 0.65**Primary Use Description:** 0133-SFR-010-3 RURAL SUBDIV

## Sales Information

Reception #	Sale Price	Deed Type	SaleDate	Grantor	Grantee
2012014946	\$0	QUIT CLAIM	12/04/2012	ARRINGTON CYNTHIA JANE	ARRINGTON NORMAN DUKE
2016002859	\$0	QUIT CLAIM	02/10/2000	ARRINGTON NORMAN DUKE	ARRINGTON NORMAN DUKE

## Value Information Approach: Cost

Abstract Code/Description	Value Type	Appraised Value	Assessed Value	Taxable Value
0301I Primary Residence Owner Occupied	Improvement	\$186,811	\$18,681	\$18,681
0301L Primary Residence Owner Occupied	Land	\$28,289	\$2,829	\$2,829
	<b>Totals:</b>	<b>\$215,100</b>	<b>\$21,510</b>	<b>\$21,510</b>

## Limited Property Value (LPV)

Abstract Code/Description	Value Type	LPV Actual	LPV Assessed	LPV Taxable Value
0301I Primary Residence Owner Occupied	Improvement	\$186,811	\$18,681	\$18,681
0301L Primary Residence Owner Occupied	Land	\$28,289	\$2,829	\$2,829
	<b>Totals:</b>	<b>\$215,100</b>	<b>\$21,510</b>	<b>\$21,510</b>

## Account Flags

Flag Type	Flag Description	Unit Count

## Property Attributes &amp; Descriptions

Attribute	Attribute Description
The Parcel has the following Exemptions:	
A2 X Physically Unchanged Improved Land	

## Building ID 1.00

<b>Occupancy Description</b>	Single Family Residential	<b>Rooms</b>	0
<b>Built As</b>	2 Story	<b>Bedrooms</b>	0
<b>Exterior</b>	Frame Siding	<b>Baths</b>	0
<b>HVAC</b>	Floor/Wall Furnace	<b>Year Built</b>	1983

[BuildingImage]

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[Property Records Inquiry](#)[Revise Search](#)[Print This Page](#)**General Information**

2019 ▼

**Property Address**963 BEAVER FLAT RD  
PAYSON, 85541**Owner Name & Address****Primary Owner**  
BEAVER LAND LLC  
C/O ARMSTEAD MICHAEL  
211 W SADDLE LN  
PAYSON, AZ 85541  
100.00%**Location Description (Not to be used for recording purposes)****Subdivision:** Beaver Valley Estates **Lot:** **Block:****Section:** 35, **Township:** 11.5N, **Range:** 10E**Location:** TRACT "D" OF BEAVER VALLEY ESTATES, PLAT 331 SEC 35 T11 1/2N R10E = 1.40 AC (WATER TREATMENT POND)**Property Information****Parcel Number:** 30217050 [Link to Parcel on GIS](#)**Account Number:** R099834738**Tax District:** 1000**Current Mill Levy:** 0**Square Feet:** 60,984.00**Total Acres:** 1.40**Primary Use Description:****Sales Information**

Reception #	Sale Price	Deed Type	SaleDate	Grantor	Grantee
2018003351	\$0	WARRANTY DEED	03/26/2018	BEAVER VALLEY WATER COMPANY, C/O MICHAEL ARMSTEAD	BEAVER LAND LLC

**Value Information** Approach: Cost

Abstract Code/Description	Value Type	Appraised Value	Assessed Value	Taxable Value
0112L Commercial / Real and Improvements	Land	\$0	\$0	\$0
	<b>Totals:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Limited Property Value (LPV)**

Abstract Code/Description	Value Type	LPV Actual	LPV Assessed	LPV Taxable Value
0112L Commercial / Real and Improvements	Land	\$0	\$0	\$0
	<b>Totals:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Account Flags**

Flag Type	Flag Description	Unit Count

**Property Attributes & Descriptions**

Attribute	Attribute Description
The Parcel has the following Exemptions:	

&lt;&lt; Return to Results

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## General Information

2019 ▼

## Property Address

928 BEAVER FLAT RD  
PAYSON, 85541

## Owner Name &amp; Address

**Primary Owner**  
SOPELAND JACOB D & SUNDI L  
615 N CHAPARRAL PINES DR  
PAYSON, AZ 85541  
100.00%

## Location Description (Not to be used for recording purposes)

**Subdivision:** Beaver Valley Estates **Lot:** **Block:****Section:** 35, **Township:** 11.5N, **Range:** 10E**Location:** PARCEL 3, ROS 141, POR TRACT "G", BEAVER VALLEY ESTATES, PLAT 331, HES 120 SE4 SEC 35 T11.5N R10E = 0.22 AC

## Property Information

**Parcel Number:** 30217352C [Link to Parcel on GIS](#)**Account Number:** R000021570**Tax District:** 1014**Current Mill Levy:** 0**Square Feet:** 9,583.20**Total Acres:** 0.22**Primary Use Description:** 0193-MISC RES IMP RURAL SUBDIV

## Sales Information

Reception #	Sale Price	Deed Type	SaleDate	Grantor	Grantee
2009015077	\$25,000	WARRANTY DEED	12/03/2009	POPOFF GEORGE	SOPELAND JACOB DAVID & SUNDI LYNN
20000016601	\$47,500	SPECIAL WARRANTY	12/08/2000		
19950666925	\$35,000	SPECIAL WARRANTY	06/15/1995		
19930631248	\$30,000	WARRANTY DEED	05/17/1993		

## Value Information Approach: Cost

Abstract Code/Description	Value Type	Appraised Value	Assessed Value	Taxable Value
02RI Ag/Vacant Land Non-Profit	Improvement	\$527	\$79	\$79
02RL Vacant Land Non-Profit	Land	\$15,966	\$2,395	\$2,395
	<b>Totals:</b>	<b>\$16,493</b>	<b>\$2,474</b>	<b>\$2,474</b>

## Limited Property Value (LPV)

Abstract Code/Description	Value Type	LPV Actual	LPV Assessed	LPV Taxable Value
02RI Ag/Vacant Land Non-Profit	Improvement	\$527	\$79	\$79
02RL Vacant Land Non-Profit	Land	\$15,966	\$2,395	\$2,395
	<b>Totals:</b>	<b>\$16,493</b>	<b>\$2,474</b>	<b>\$2,474</b>

## Account Flags

Flag Type	Flag Description	Unit Count

## Property Attributes &amp; Descriptions

Attribute	Attribute Description
The Parcel has the following Exemptions:	
A2 X	Physically Unchanged Improved Land

## Building ID 1.00

<b>Occupancy Description</b>	Residential Yard Improvements	<b>Rooms</b>	0
<b>Built As</b>	Residential Yard Improvements	<b>Bedrooms</b>	0
<b>Exterior</b>		<b>Baths</b>	0
<b>HVAC</b>	None	<b>Year Built</b>	1987

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**Property Address**882 BEAVER FLAT RD  
PAYSON, 85541**Owner Name & Address****Primary Owner**  
TISDALE STEPHEN L TRUSTEE/TRUST &  
CREED CYNTHIA S TRUSTEE/TRUST  
831 N HILL CIRCLE  
MESA, AZ 85203  
100.00%**Location Description (Not to be used for recording purposes)****Subdivision:** Beaver Valley Estates **Lot:** **Block:****Section:** 35, **Township:** 11.5N, **Range:** 10E**Location:** PARCELS 1 & 2, ROS 141 SEC 35 T111/2N R10E = 0.37 AC (OUT OF 302-17-352B & -352D)**Property Information****Parcel Number:** 30217352E [Link to Parcel on GIS](#)**Account Number:** R000046637**Tax District:** 1014**Current Mill Levy:** 0**Square Feet:** 16,117.20**Total Acres:** 0.37**Primary Use Description:** 0130-SFR-010-3 STATUS UNKNWN**Sales Information**

Reception #	Sale Price	Deed Type	SaleDate	Grantor	Grantee
2012011175	\$0	QUIT CLAIM	09/07/2012	TISDALE STEPHEN L & CREED CYNTHIA S	TISDALE STEPHEN L & CREED CYNTHIA S
2012011176	\$0	QUIT CLAIM	09/07/2012	TISDALE STEPHEN L & CREED CYNTHIA S	TISDALE STEPHEN L TRUSTEE/TRUST & CREED CYNTHIA S TRUSTEE/TRUST
2011013598	\$240,000	WARRANTY DEED	12/01/2011	CRISP BARBARA ANN TRUSTEE CRISP FAMILY TRUST AGREEMENT	TISDALE STEPHEN L & CREED CYNTHIA S

**Value Information** Approach: Cost

Abstract Code/Description	Value Type	Appraised Value	Assessed Value	Taxable Value
0401I Non-Primary Residence/Bank Owned	Improvement	\$170,827	\$17,083	\$17,083
0401L Non-Primary Residence/Bank Owned	Land	\$21,009	\$2,101	\$2,101
	<b>Totals:</b>	<b>\$191,836</b>	<b>\$19,184</b>	<b>\$19,184</b>

**Limited Property Value (LPV)**

Abstract Code/Description	Value Type	LPV Actual	LPV Assessed	LPV Taxable Value
0401I Non-Primary Residence/Bank Owned	Improvement	\$170,827	\$17,083	\$17,083
0401L Non-Primary Residence/Bank Owned	Land	\$21,009	\$2,101	\$2,101
	<b>Totals:</b>	<b>\$191,836</b>	<b>\$19,184</b>	<b>\$19,184</b>

**Account Flags**

Flag Type	Flag Description	Unit Count

**Property Attributes & Descriptions**

Attribute	Attribute Description
The Parcel has the following Exemptions:	
A2 X Physically Unchanged Improved Land	

**Building ID 1.00**

<b>Occupancy Description</b>	Single Family Residential	<b>Rooms</b>	0
<b>Built As</b>	1+ Story Fin	<b>Bedrooms</b>	0
<b>Exterior</b>	Frame Siding	<b>Baths</b>	0



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2019 ▼

**Property Address**

PAYSON, 85541

**Owner Name & Address**

**Primary Owner**  
 BEAVER VALLEY IMPROVEMENT ASSOCIATION  
 PO BOX 594  
 PAYSON, AZ 85547  
 100.00%

**Location Description (Not to be used for recording purposes)****Subdivision:** Beaver Valley Estates **Lot:** **Block:****Section:** 35, **Township:** 11.5N, **Range:** 10E

**Location:** POR TRACT "B", BEAVER VALLEY ESTATES, PLAT 331, COMM MOST SLY COR OF TRACT "B"; TH NWLY ALG A LEFT CRV, 89.02'; TH ALG A COMPOUND CRV, 78.57' TO POB; TH N47D00'E, 120.54'; TH NWLY ALG A LEFT CRV, 206.46'; TH ALG A LEFT CRV, 31.41'; TH S30D10'W, 27.86'; TH ALG A LEFT CRV, 72.37'; TH ALG A RIGHT CRV, 154.96' TO POB S2 SEC 35 T11.5N R10E = 0.50 AC (OUT OF 302-17-048).

**Property Information****Parcel Number:** 302170488 [Link to Parcel on GIS](#)**Account Number:** R000021290**Tax District:** 1014**Current Mill Levy:** 0**Square Feet:** 21,780.00**Total Acres:** 0.50**Primary Use Description:** 0281-PUD CACMULT IMP, QUAL**Sales Information**

Reception #	Sale Price	Deed Type	SaleDate	Grantor	Grantee
-------------	------------	-----------	----------	---------	---------

**Value Information** Approach: Market

Abstract Code/Description	Value Type	Appraised Value	Assessed Value	Taxable Value
0408L Residential Common Areas	Land	\$375	\$38	\$38
	<b>Totals:</b>	<b>\$375</b>	<b>\$38</b>	<b>\$38</b>

**Limited Property Value (LPV)**

Abstract Code/Description	Value Type	LPV Actual	LPV Assessed	LPV Taxable Value
0408L Residential Common Areas	Land	\$375	\$38	\$38
	<b>Totals:</b>	<b>\$375</b>	<b>\$38</b>	<b>\$38</b>

**Account Flags**

Flag Type	Flag Description	Unit Count
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**Property Attributes & Descriptions**

Attribute	Attribute Description
CORNER LOT	RD/CM
<b>The Parcel has the following Exemptions:</b>	
A1 X Physically Unchanged Vacant Land	

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## General Information

2019 ▼

## Property Address

169 BEAVER POND DR  
PAYSON, 85541

## Owner Name &amp; Address

**Primary Owner**  
WRIGHT LEE A & PATRICIA A  
169 N BEAVER POND DR  
PAYSON, AZ 85541  
100.00%

## Location Description (Not to be used for recording purposes)

**Subdivision:** Beaver Valley Estates **Lot:** 35,36 **Block:****Section:** 35, **Township:** 11.5N, **Range:** 10E**Location:** LOTS 35 & 36, BEAVER VALLEY ESTATES, PLAT 331, HES 120 S2 SEC 35 T11.5N R10E = 0.51 AC (OUT OF 302-17-037 & -038).

## Property Information

**Parcel Number:** 30217038A [Link to Parcel on GIS](#)**Account Number:** R000021278**Tax District:** 1014**Current Mill Levy:** 0**Square Feet:** 22,215.60**Total Acres:** 0.51**Primary Use Description:** 0133-SFR-010-3 RURAL SUBDIV

## Sales Information

Reception #	Sale Price	Deed Type	SaleDate	Grantor	Grantee
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## Value Information Approach: Cost

Abstract Code/Description	Value Type	Appraised Value	Assessed Value	Taxable Value
0301I Primary Residence Owner Occupied	Improvement	\$134,724	\$13,472	\$13,472
0301L Primary Residence Owner Occupied	Land	\$24,888	\$2,489	\$2,489
<b>Totals:</b>		<b>\$159,612</b>	<b>\$15,961</b>	<b>\$15,961</b>

## Limited Property Value (LPV)

Abstract Code/Description	Value Type	LPV Actual	LPV Assessed	LPV Taxable Value
0301I Primary Residence Owner Occupied	Improvement	\$134,724	\$13,472	\$13,472
0301L Primary Residence Owner Occupied	Land	\$24,888	\$2,489	\$2,489
<b>Totals:</b>		<b>\$159,612</b>	<b>\$15,961</b>	<b>\$15,961</b>

## Account Flags

Flag Type	Flag Description	Unit Count
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## Property Attributes &amp; Descriptions

Attribute	Attribute Description
The Parcel has the following Exemptions:	
A2 X Physically Unchanged Improved Land	

## Building ID 1.00

<b>Occupancy Description</b>	Single Family Residential	<b>Rooms</b>	0
<b>Built As</b>	Ranch 1 Story	<b>Bedrooms</b>	0
<b>Exterior</b>	Frame Hardboard	<b>Baths</b>	0
<b>HVAC</b>	None	<b>Year Built</b>	1988



[BuildingImage]

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Detail Type	Detail Description	Units
Add On	Septic Tank	1.0000

[Property Records Inquiry](#)[Revise Search](#)[Print This Page](#)**General Information**

2019 ▼

**Property Address**137 BEAVER POND DR  
PAYSON, 85541**Owner Name & Address****Primary Owner**  
PTAK JOHN C & ANNA M  
20278 E CAMACHO RD  
QUEEN CREEK, AZ 85142  
100.00%**Location Description (Not to be used for recording purposes)****Subdivision:** Beaver Valley Estates **Lot:** 37 **Block:****Section:** 35, **Township:** 11.5N, **Range:** 10E**Location:** LOT 37, BEAVER VALLEY ESTATES, PLAT 331, HES 120 S2 SEC 35 T11.5N R10E = 0.23 AC**Property Information****Parcel Number:** 30217039 [Link to Parcel on GIS](#)**Account Number:** R000021279**Tax District:** 1014**Current Mill Levy:** 0**Square Feet:** 10,018.80**Total Acres:** 0.23**Primary Use Description:** 0193-MISC RES IMP RURAL SUBDIV**Sales Information**

Reception #	Sale Price	Deed Type	SaleDate	Grantor	Grantee
2017004963	\$34,500	WARRANTY DEED	05/01/2017	HAFFEY TIMOTHY J & JANET M	PTAK JOHN C & ANNA M
20060003106	\$54,000	WARRANTY DEED	02/21/2006	MARVIN & MARILYN REIS	TIMOTHY & JANET HAFFEY
19990014345	\$18,000	WARRANTY DEED	09/01/1999		

**Value Information** Approach: Cost

Abstract Code/Description	Value Type	Appraised Value	Assessed Value	Taxable Value
02RI Ag/Vacant Land Non-Profit	Improvement	\$4,070	\$611	\$611
02RL Vacant Land Non-Profit	Land	\$16,345	\$2,452	\$2,452
	<b>Totals:</b>	<b>\$20,415</b>	<b>\$3,063</b>	<b>\$3,063</b>

**Limited Property Value (LPV)**

Abstract Code/Description	Value Type	LPV Actual	LPV Assessed	LPV Taxable Value
02RI Ag/Vacant Land Non-Profit	Improvement	\$4,070	\$611	\$611
02RL Vacant Land Non-Profit	Land	\$16,345	\$2,452	\$2,452
	<b>Totals:</b>	<b>\$20,415</b>	<b>\$3,063</b>	<b>\$3,063</b>

**Account Flags**

Flag Type	Flag Description	Unit Count

**Property Attributes & Descriptions**

Attribute	Attribute Description
<b>The Parcel has the following Exemptions:</b>	
A2 X	Physically Unchanged Improved Land

**Building ID 1.00**

<b>Occupancy Description</b>	Residential Yard Improvements	<b>Rooms</b>	0
<b>Built As</b>	Residential Yard Improvements	<b>Bedrooms</b>	0
<b>Exterior</b>		<b>Baths</b>	0
<b>HVAC</b>	None	<b>Year Built</b>	2006

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[BuildingImage]



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2019 ▼

**Property Address**38 BEAVER POND CIR  
PAYSON, 85541**Owner Name & Address****Primary Owner**  
RAY ALAN & JODI  
1121 E 9TH ST  
MESA, AZ 85203  
100.00%**Location Description (Not to be used for recording purposes)****Subdivision:** Beaver Valley Estates **Lot:** 38 **Block:****Section:** 35, **Township:** 11.5N, **Range:** 10E**Location:** LOT 38, BEAVER VALLEY ESTATES, PLAT 331, HES 120 S2 SEC 35 T11.5N R10E = 0.22 AC**Property Information****Parcel Number:** 30217040 [Link to Parcel on GIS](#)**Account Number:** R000021280**Tax District:** 1014**Current Mill Levy:** 0**Square Feet:** 9,583.20**Total Acres:** 0.22**Primary Use Description:** 0193-MISC RES IMP RURAL SUBDIV**Sales Information**

Reception #	Sale Price	Deed Type	SaleDate	Grantor	Grantee
20020012949	\$32,000	SPECIAL WARRANTY	08/16/2002		
19990002490	\$18,000	JOINT TENANTS	02/11/1999		

**Value Information** Approach: Cost

Abstract Code/Description	Value Type	Appraised Value	Assessed Value	Taxable Value
02RI Ag/Vacant Land Non-Profit	Improvement	\$3,375	\$506	\$506
02RL Vacant Land Non-Profit	Land	\$15,966	\$2,395	\$2,395
	<b>Totals:</b>	<b>\$19,341</b>	<b>\$2,901</b>	<b>\$2,901</b>

**Limited Property Value (LPV)**

Abstract Code/Description	Value Type	LPV Actual	LPV Assessed	LPV Taxable Value
02RI Ag/Vacant Land Non-Profit	Improvement	\$3,375	\$506	\$506
02RL Vacant Land Non-Profit	Land	\$15,966	\$2,395	\$2,395
	<b>Totals:</b>	<b>\$19,341</b>	<b>\$2,901</b>	<b>\$2,901</b>

**Account Flags**

Flag Type	Flag Description	Unit Count

**Property Attributes & Descriptions**

Attribute	Attribute Description
The Parcel has the following Exemptions:	
A2 X Physically Unchanged Improved Land	

**Building ID 1.00**

<b>Occupancy Description</b>	Residential Yard Improvements	<b>Rooms</b>	0
<b>Built As</b>	Residential Yard Improvements	<b>Bedrooms</b>	0
<b>Exterior</b>		<b>Baths</b>	0
<b>HVAC</b>	None	<b>Year Built</b>	1999

[BuildingImage]

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[Property Records Inquiry](#)[Revise Search](#)[Print This Page](#)**General Information**

2019 ▼

**Property Address**111 BEAVER POND DR  
PAYSON, 85541**Owner Name & Address****Primary Owner**  
MAASLAND FRANCIS M & MELISSA J TRUSTEES  
MAASLAND FAMILY TRUST  
2916 E PERSHING  
PHOENIX, AZ 85032  
100.00%**Location Description (Not to be used for recording purposes)****Subdivision:** Beaver Valley Estates **Lot:** 39 **Block:****Section:** 35, **Township:** 11.5N, **Range:** 10E**Location:** LOT 39, BEAVER VALLEY ESTATES, PLAT 331, HES 120 S2 SEC 35 T11.5N R10E = 0.23 AC**Property Information****Parcel Number:** 30217041 [Link to Parcel on GIS](#)**Account Number:** R000021281**Tax District:** 1014**Current Mill Levy:** 0**Square Feet:** 10,018.80**Total Acres:** 0.23**Primary Use Description:** 0193-MISC RES IMP RURAL SUBDIV**Sales Information**

Reception #	Sale Price	Deed Type	SaleDate	Grantor	Grantee
2017000804	\$34,000	WARRANTY DEED	01/01/2017	HERRERA TRACI L	MAASLAND FRANCIS M & MELISSA J TRUSTEES, MAASLAND FAMILY TRUST
20050012038	\$45,000	WARRANTY DEED	07/08/2005	PAUL & NANCY HONER	TRACI L HERRERA
20020014082	\$39,000	WARRANTY DEED	09/09/2002		
19980006573	\$18,000	SPECIAL WARRANTY	05/01/1998		

**Value Information** Approach: Cost

Abstract Code/Description	Value Type	Appraised Value	Assessed Value	Taxable Value
02RI Ag/Vacant Land Non-Profit	Improvement	\$3,325	\$499	\$499
02RL Vacant Land Non-Profit	Land	\$16,345	\$2,452	\$2,452
	<b>Totals:</b>	<b>\$19,670</b>	<b>\$2,951</b>	<b>\$2,951</b>

**Limited Property Value (LPV)**

Abstract Code/Description	Value Type	LPV Actual	LPV Assessed	LPV Taxable Value
02RI Ag/Vacant Land Non-Profit	Improvement	\$3,325	\$499	\$499
02RL Vacant Land Non-Profit	Land	\$16,345	\$2,452	\$2,452
	<b>Totals:</b>	<b>\$19,670</b>	<b>\$2,951</b>	<b>\$2,951</b>

**Account Flags**

Flag Type	Flag Description	Unit Count

**Property Attributes & Descriptions**

Attribute	Attribute Description
The Parcel has the following Exemptions:	
A2 X Physically Unchanged Improved Land	

**Building ID 1.00**

56

<b>Occupancy Description</b>	Residential Yard Improvements	<b>Rooms</b>	0
<b>Built As</b>	Residential Yard Improvements	<b>Bedrooms</b>	0

[Property Records Inquiry](#)[Revise Search](#)[Print This Page](#)**General Information**

2019 ▼

**Property Address**101 BEAVER POND DR  
PAYSON, 85541**Owner Name & Address****Primary Owner**  
KRATCHMAN JOHN & MARTHA 1/2 &  
JACOBSON JULIANE B 1/2  
2918 E JOAN DE ARC  
PHOENIX, AZ 85032  
100.00%**Location Description (Not to be used for recording purposes)****Subdivision:** Beaver Valley Estates **Lot:** 40 **Block:****Section:** 35, **Township:** 11.5N, **Range:** 10E**Location:** LOT 40, BEAVER VALLEY ESTATES, PLAT 331, HES 120 S2 SEC 35 T11.5N R10E = 0.30 AC**Property Information****Parcel Number:** 30217042 [Link to Parcel on GIS](#)**Account Number:** R000021282**Tax District:** 1014**Current Mill Levy:** 0**Square Feet:** 13,068.00**Total Acres:** 0.30**Primary Use Description:** 0133-SFR-010-3 RURAL SUBDIV**Sales Information**

Reception #	Sale Price	Deed Type	SaleDate	Grantor	Grantee
20060013659	\$267,500	WARRANTY DEED	08/10/2006	PAUL H & NANCY J HONER	JOHN KRATCHMAN & JULIANE B JACOBS
20010001233	\$135,000	WARRANTY DEED	01/31/2001		

**Value Information** Approach: Cost

Abstract Code/Description	Value Type	Appraised Value	Assessed Value	Taxable Value
0401I Non-Primary Residence/Bank Owned	Improvement	\$123,371	\$12,337	\$12,337
0401L Non-Primary Residence/Bank Owned	Land	\$18,806	\$1,881	\$1,881
<b>Totals:</b>		<b>\$142,177</b>	<b>\$14,218</b>	<b>\$14,218</b>

**Limited Property Value (LPV)**

Abstract Code/Description	Value Type	LPV Actual	LPV Assessed	LPV Taxable Value
0401I Non-Primary Residence/Bank Owned	Improvement	\$123,371	\$12,337	\$12,337
0401L Non-Primary Residence/Bank Owned	Land	\$18,806	\$1,881	\$1,881
<b>Totals:</b>		<b>\$142,177</b>	<b>\$14,218</b>	<b>\$14,218</b>

**Account Flags**

Flag Type	Flag Description	Unit Count

**Property Attributes & Descriptions**

Attribute	Attribute Description
<b>The Parcel has the following Exemptions:</b>	
A2 X Physically Unchanged Improved Land	

**Building ID 1.00**

<b>Occupancy Description</b>	Single Family Residential	<b>Rooms</b>	0
<b>Built As</b>	Ranch 1 Story	<b>Bedrooms</b>	0
<b>Exterior</b>	Frame Siding	<b>Baths</b>	0
<b>HVAC</b>	None	<b>Year Built</b>	1973

[BuildingImage]

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745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

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## GILA COUNTY COMMUNITY DEVELOPMENT

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November 30, 2018

Beaver Valley Improvement Association  
Attn: Ann Stoppa, President  
P.O. Box 594  
Payson, Arizona 85547

Re: Administrative Variance (AV-18-22)  
APN: 302-17-048A  
Existing Zoning: General Unclassified  
Location: 911 West Beaver Flat Road, Payson, Arizona 85547  
Request: To reprocess a previous request for a 5'-2" setback  
Related Case Number: AV-18-03

Dear Ms. Stoppa,

Thank you for submitting your request. Based on my review of your application packet, the prior Administrative Variance (AV-18-03) case file and a review of related background information, I have approved your request for a 5'-2" setback on the subject property. I note that the subject building has been in existence since 2005 and no current changes are being requested.

This approval will become effective December 22, 2018. Notice of this approval will be sent by U.S. certified mail to adjoining property owners, who will have the opportunity to appeal this decision. If any appeal is received, you will be notified by U.S. mail and provided with the date of the appeal hearing. Per Gila County Zoning Ordinance Section 101.3 A (5) all appeals are to be heard by the Gila County Board of Adjustment.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

Michelle Dahlke  
Senior Planner

58

745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

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## GILA COUNTY COMMUNITY DEVELOPMENT

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November 30, 2018

Norman Arrington  
979 W. Beaver Flat Rd.  
Payson, AZ 85541

Re: Administrative Variance (AV-18-22)  
APN: 302-17-048A  
Existing Zoning: General Unclassified  
Location: 911 West Beaver Flat Road, Payson, Arizona 85547  
Request: To reprocess a previous request for a 5'-2" setback  
Related Case Number: AV-18-03

Dear Mr. Arrington,

Ann Stoppa, on behalf of the Beaver Valley Improvement Association submitted an application for an Administrative Variance to our office. This application was a request to reprocess a previous request for a 5'-2" setback, located at 911 W. Beaver Flat Rd., Payson, AZ. This Administrative Variance has been approved based on my review of the application packet, the prior Administrative Variance (AV-18-03) case file and a review of related background information. I note that the subject building has been in existence since 2005 and no current changes are being requested. Section 101.3 (A)(1) of the Gila County Zoning Ordinance allows for an Administrative Variance to be approved when compliance with the minimum building setback regulations creates a hardship and there is minimal impact to adjoining property uses. This approval will become effective on December 22, 2018.

You are receiving this letter because your property is adjacent to 911 W. Beaver Flat Rd. You have the right to appeal this decision and have until December 21, 2018, to file a written request of appeal. All appeals must be received in our office by close of business on December 21, 2018. If an appeal is received from you, we will notify you by U.S. mail the date of the appeal hearing. Per Gila County Zoning Ordinance, Section 101.3 (A)(5) appeals will be heard by the Gila County Board of Adjustment.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

*Michelle Dahlke*

Michelle Dahlke  
Senior Planner



745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

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## GILA COUNTY COMMUNITY DEVELOPMENT

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November 30, 2018

Beaver Land, LLC  
C/O Michael Armstead  
211 W. Saddle Ln.  
Payson, AZ 85541

Re: Administrative Variance (AV-18-22)  
APN: 302-17-048A  
Existing Zoning: General Unclassified  
Location: 911 West Beaver Flat Road, Payson, Arizona 85547  
Request: To reprocess a previous request for a 5'-2" setback  
Related Case Number: AV-18-03

Dear Mr. Armstead,

Ann Stoppa, on behalf of the Beaver Valley Improvement Association, submitted an application for an Administrative Variance to our office. This application was a request to reprocess a previous request for a 5'-2" setback, located at 911 W. Beaver Flat Rd., Payson, AZ. This Administrative Variance has been approved based on my review of the application packet, the prior Administrative Variance (AV-18-03) case file and a review of related background information. I note that the subject building has been in existence since 2005 and no current changes are being requested. Section 101.3 (A)(1) of the Gila County Zoning Ordinance allows for an Administrative Variance to be approved when compliance with the minimum building setback regulations creates a hardship and there is minimal impact to adjoining property uses. This approval will become effective on December 22, 2018.

You are receiving this letter because your property is adjacent to 911 W. Beaver Flat Rd. You have the right to appeal this decision and have until December 21, 2018, to file a written request of appeal. All appeals must be received in our office by close of business on December 21, 2018. If an appeal is received from you, we will notify you by U.S. mail the date of the appeal hearing. Per Gila County Zoning Ordinance, Section 101.3 (A)(5) appeals will be heard by the Gila County Board of Adjustment.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

*Michelle Dahlke*

Michelle Dahlke  
Senior Planner



745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

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## GILA COUNTY COMMUNITY DEVELOPMENT

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November 30, 2018

Jacob & Sundi Sopeland  
615 N. Chaparral Pines Dr.  
Payson, AZ 85541

Re: Administrative Variance (AV-18-22)  
APN: 302-17-048A  
Existing Zoning: General Unclassified  
Location: 911 West Beaver Flat Road, Payson, Arizona 85547  
Request: To reprocess a previous request for a 5'-2" setback  
Related Case Number: AV-18-03

Dear Mr. and Mrs. Sopeland,

Ann Stoppa, on behalf of the Beaver Valley Improvement Association, submitted an application for an Administrative Variance to our office. This application was a request to reprocess a previous request for a 5'-2" setback, located at 911 W. Beaver Flat Rd., Payson, AZ. This Administrative Variance has been approved based on my review of the application packet, the prior Administrative Variance (AV-18-03) case file and a review of related background information. I note that the subject building has been in existence since 2005 and no current changes are being requested. Section 101.3 (A)(1) of the Gila County Zoning Ordinance allows for an Administrative Variance to be approved when compliance with the minimum building setback regulations creates a hardship and there is minimal impact to adjoining property uses. This approval will become effective on December 22, 2018.

You are receiving this letter because your property is adjacent to 911 W. Beaver Flat Rd. You have the right to appeal this decision and have until December 21, 2018, to file a written request of appeal. All appeals must be received in our office by close of business on December 21, 2018. If an appeal is received from you, we will notify you by U.S. mail the date of the appeal hearing. Per Gila County Zoning Ordinance, Section 101.3 (A)(5) appeals will be heard by the Gila County Board of Adjustment.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

*Michelle Dahlke*

Michelle Dahlke  
Senior Planner





745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

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## GILA COUNTY COMMUNITY DEVELOPMENT

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November 30, 2018

Stephen Tisdale  
Cynthia Creed  
831 N. Hill Circle  
Mesa, AZ 85203

Re: Administrative Variance (AV-18-22)  
APN: 302-17-048A  
Existing Zoning: General Unclassified  
Location: 911 West Beaver Flat Road, Payson, Arizona 85547  
Request: To reprocess a previous request for a 5'-2" setback  
Related Case Number: AV-18-03

Dear Mr. Tisdale and Ms. Creed,

Ann Stoppa, on behalf of the Beaver Valley Improvement Association, submitted an application for an Administrative Variance to our office. This application was a request to reprocess a previous request for a 5'-2" setback, located at 911 W. Beaver Flat Rd., Payson, AZ. This Administrative Variance has been approved based on my review of the application packet, the prior Administrative Variance (AV-18-03) case file and a review of related background information. I note that the subject building has been in existence since 2005 and no current changes are being requested. Section 101.3 (A)(1) of the Gila County Zoning Ordinance allows for an Administrative Variance to be approved when compliance with the minimum building setback regulations creates a hardship and there is minimal impact to adjoining property uses. This approval will become effective on December 22, 2018.

You are receiving this letter because your property is adjacent to 911 W. Beaver Flat Rd. You have the right to appeal this decision and have until December 21, 2018, to file a written request of appeal. All appeals must be received in our office by close of business on December 21, 2018. If an appeal is received from you, we will notify you by U.S. mail the date of the appeal hearing. Per Gila County Zoning Ordinance, Section 101.3 (A)(5) appeals will be heard by the Gila County Board of Adjustment.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

*Michelle Dahlke*

Michelle Dahlke  
Senior Planner

(62)

745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

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## GILA COUNTY COMMUNITY DEVELOPMENT

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November 30, 2018

Lee & Patricia Wright  
169 N. Beaver Pond Dr.  
Payson, AZ 85541

Re: Administrative Variance (AV-18-22)  
APN: 302-17-048A  
Existing Zoning: General Unclassified  
Location: 911 West Beaver Flat Road, Payson, Arizona 85547  
Request: To reprocess a previous request for a 5'-2" setback  
Related Case Number: AV-18-03

Dear Mr. and Mrs. Wright,

Ann Stoppa, on behalf of the Beaver Valley Improvement Association, submitted an application for an Administrative Variance to our office. This application was a request to reprocess a previous request for a 5'-2" setback, located at 911 W. Beaver Flat Rd., Payson, AZ. This Administrative Variance has been approved based on my review of the application packet, the prior Administrative Variance (AV-18-03) case file and a review of related background information. I note that the subject building has been in existence since 2005 and no current changes are being requested. Section 101.3 (A)(1) of the Gila County Zoning Ordinance allows for an Administrative Variance to be approved when compliance with the minimum building setback regulations creates a hardship and there is minimal impact to adjoining property uses. This approval will become effective on December 22, 2018.

You are receiving this letter because your property is adjacent to 911 W. Beaver Flat Rd. You have the right to appeal this decision and have until December 21, 2018, to file a written request of appeal. All appeals must be received in our office by close of business on December 21, 2018. If an appeal is received from you, we will notify you by U.S. mail the date of the appeal hearing. Per Gila County Zoning Ordinance, Section 101.3 (A)(5) appeals will be heard by the Gila County Board of Adjustment.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

*Michelle Dahlke*

Michelle Dahlke  
Senior Planner

(63)

745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

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## GILA COUNTY COMMUNITY DEVELOPMENT

---

November 30, 2018

John & Anna Ptak  
20278 E. Camacho Rd.  
Queen Creek, AZ 85142

Re: Administrative Variance (AV-18-22)  
APN: 302-17-048A  
Existing Zoning: General Unclassified  
Location: 911 West Beaver Flat Road, Payson, Arizona 85547  
Request: To reprocess a previous request for a 5'-2" setback  
Related Case Number: AV-18-03

Dear Mr. and Mrs. Ptak,

Ann Stoppa, on behalf of the Beaver Valley Improvement Association, submitted an application for an Administrative Variance to our office. This application was a request to reprocess a previous request for a 5'-2" setback, located at 911 W. Beaver Flat Rd., Payson, AZ. This Administrative Variance has been approved based on my review of the application packet, the prior Administrative Variance (AV-18-03) case file and a review of related background information. I note that the subject building has been in existence since 2005 and no current changes are being requested. Section 101.3 (A)(1) of the Gila County Zoning Ordinance allows for an Administrative Variance to be approved when compliance with the minimum building setback regulations creates a hardship and there is minimal impact to adjoining property uses. This approval will become effective on December 22, 2018.

You are receiving this letter because your property is adjacent to 911 W. Beaver Flat Rd. You have the right to appeal this decision and have until December 21, 2018, to file a written request of appeal. All appeals must be received in our office by close of business on December 21, 2018. If an appeal is received from you, we will notify you by U.S. mail the date of the appeal hearing. Per Gila County Zoning Ordinance, Section 101.3 (A)(5) appeals will be heard by the Gila County Board of Adjustment.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

*Michelle Dahlke*

Michelle Dahlke  
Senior Planner

64

745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

---

## GILA COUNTY COMMUNITY DEVELOPMENT

---

November 30, 2018

Alan & Jodi Ray  
1121 E. 9<sup>th</sup> St.  
Mesa, AZ 85203

Re: Administrative Variance (AV-18-22)  
APN: 302-17-048A  
Existing Zoning: General Unclassified  
Location: 911 West Beaver Flat Road, Payson, Arizona 85547  
Request: To reprocess a previous request for a 5'-2" setback  
Related Case Number: AV-18-03

Dear Mr. and Mrs. Ray,

Ann Stoppa, on behalf of the Beaver Valley Improvement Association, submitted an application for an Administrative Variance to our office. This application was a request to reprocess a previous request for a 5'-2" setback, located at 911 W. Beaver Flat Rd., Payson, AZ. This Administrative Variance has been approved based on my review of the application packet, the prior Administrative Variance (AV-18-03) case file and a review of related background information. I note that the subject building has been in existence since 2005 and no current changes are being requested. Section 101.3 (A)(1) of the Gila County Zoning Ordinance allows for an Administrative Variance to be approved when compliance with the minimum building setback regulations creates a hardship and there is minimal impact to adjoining property uses. This approval will become effective on December 22, 2018.

You are receiving this letter because your property is adjacent to 911 W. Beaver Flat Rd. You have the right to appeal this decision and have until December 21, 2018, to file a written request of appeal. All appeals must be received in our office by close of business on December 21, 2018. If an appeal is received from you, we will notify you by U.S. mail the date of the appeal hearing. Per Gila County Zoning Ordinance, Section 101.3 (A)(5) appeals will be heard by the Gila County Board of Adjustment.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

*Michelle Dahlke*

Michelle Dahlke  
Senior Planner

(65)

745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

---

## GILA COUNTY COMMUNITY DEVELOPMENT

---

November 30, 2018

Francis & Melissa Maasland  
2916 E. Pershing  
Phoenix, AZ 85032

Re: Administrative Variance (AV-18-22)  
APN: 302-17-048A  
Existing Zoning: General Unclassified  
Location: 911 West Beaver Flat Road, Payson, Arizona 85547  
Request: To reprocess a previous request for a 5'-2" setback  
Related Case Number: AV-18-03

Dear Mr. and Mrs. Maasland,

Ann Stoppa, on behalf of the Beaver Valley Improvement Association, submitted an application for an Administrative Variance to our office. This application was a request to reprocess a previous request for a 5'-2" setback, located at 911 W. Beaver Flat Rd., Payson, AZ. This Administrative Variance has been approved based on my review of the application packet, the prior Administrative Variance (AV-18-03) case file and a review of related background information. I note that the subject building has been in existence since 2005 and no current changes are being requested. Section 101.3 (A)(1) of the Gila County Zoning Ordinance allows for an Administrative Variance to be approved when compliance with the minimum building setback regulations creates a hardship and there is minimal impact to adjoining property uses. This approval will become effective on December 22, 2018.

You are receiving this letter because your property is adjacent to 911 W. Beaver Flat Rd. You have the right to appeal this decision and have until December 21, 2018, to file a written request of appeal. All appeals must be received in our office by close of business on December 21, 2018. If an appeal is received from you, we will notify you by U.S. mail the date of the appeal hearing. Per Gila County Zoning Ordinance, Section 101.3 (A)(5) appeals will be heard by the Gila County Board of Adjustment.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

*Michelle Dahlke*

Michelle Dahlke  
Senior Planner



745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

---

## GILA COUNTY COMMUNITY DEVELOPMENT

---

November 30, 2018

John & Martha Kratchman  
Juliane Jacobson  
2918 E. Joan De Arc  
Phoenix, AZ 85032

Re: Administrative Variance (AV-18-22)  
APN: 302-17-048A  
Existing Zoning: General Unclassified  
Location: 911 West Beaver Flat Road, Payson, Arizona 85547  
Request: To reprocess a previous request for a 5'-2" setback  
Related Case Number: AV-18-03

Dear Mr. and Mrs. Kratchman and Ms. Jacobson,

Ann Stoppa, on behalf of the Beaver Valley Improvement Association, submitted an application for an Administrative Variance to our office. This application was a request to reprocess a previous request for a 5'-2" setback, located at 911 W. Beaver Flat Rd., Payson, AZ. This Administrative Variance has been approved based on my review of the application packet, the prior Administrative Variance (AV-18-03) case file and a review of related background information. I note that the subject building has been in existence since 2005 and no current changes are being requested. Section 101.3 (A)(1) of the Gila County Zoning Ordinance allows for an Administrative Variance to be approved when compliance with the minimum building setback regulations creates a hardship and there is minimal impact to adjoining property uses. This approval will become effective on December 22, 2018.

You are receiving this letter because your property is adjacent to 911 W. Beaver Flat Rd. You have the right to appeal this decision and have until December 21, 2018, to file a written request of appeal. All appeals must be received in our office by close of business on December 21, 2018. If an appeal is received from you, we will notify you by U.S. mail the date of the appeal hearing. Per Gila County Zoning Ordinance, Section 101.3 (A)(5) appeals will be heard by the Gila County Board of Adjustment.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

*Michelle Dahlke*

Michelle Dahlke  
Senior Planner

67



## **Berumen, Therese C**

---

**From:** Dahlke, Michelle  
**Sent:** Tuesday, December 11, 2018 3:17 PM  
**To:** Kratchman, John A 647  
**Cc:** Berumen, Therese C  
**Subject:** RE: 911 W. Beaver Flat Rd Payson, AZ

Thank you John. I am glad I helped to clarify what the approval was about. Let me know if you need anything else.

Michelle

Michelle Dahlke  
Senior Planner  
Gila County Community Development  
745 N. Rose Mofford Way  
Globe, AZ 85501  
(480) 228-2150  
mdahlke@gilacountyaz.gov

---

**From:** Kratchman, John A 647 [mailto:John.Kratchman@Cigna.com]  
**Sent:** Tuesday, December 11, 2018 2:25 PM  
**To:** Dahlke, Michelle  
**Subject:** RE: 911 W. Beaver Flat Rd Payson, AZ

**CAUTION:** Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

I appreciate the information. I will not be appealing the variance. It really ought not impact my property at the top of the hill. Thank you,

**John Kratchman**  
Underwriting Manager  
CIGNA Dental & Vision Care  
Work# 623.277.1361  
Cell# 602.510.6546

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Official Health Insurance Partner of the Arizona Cardinals 

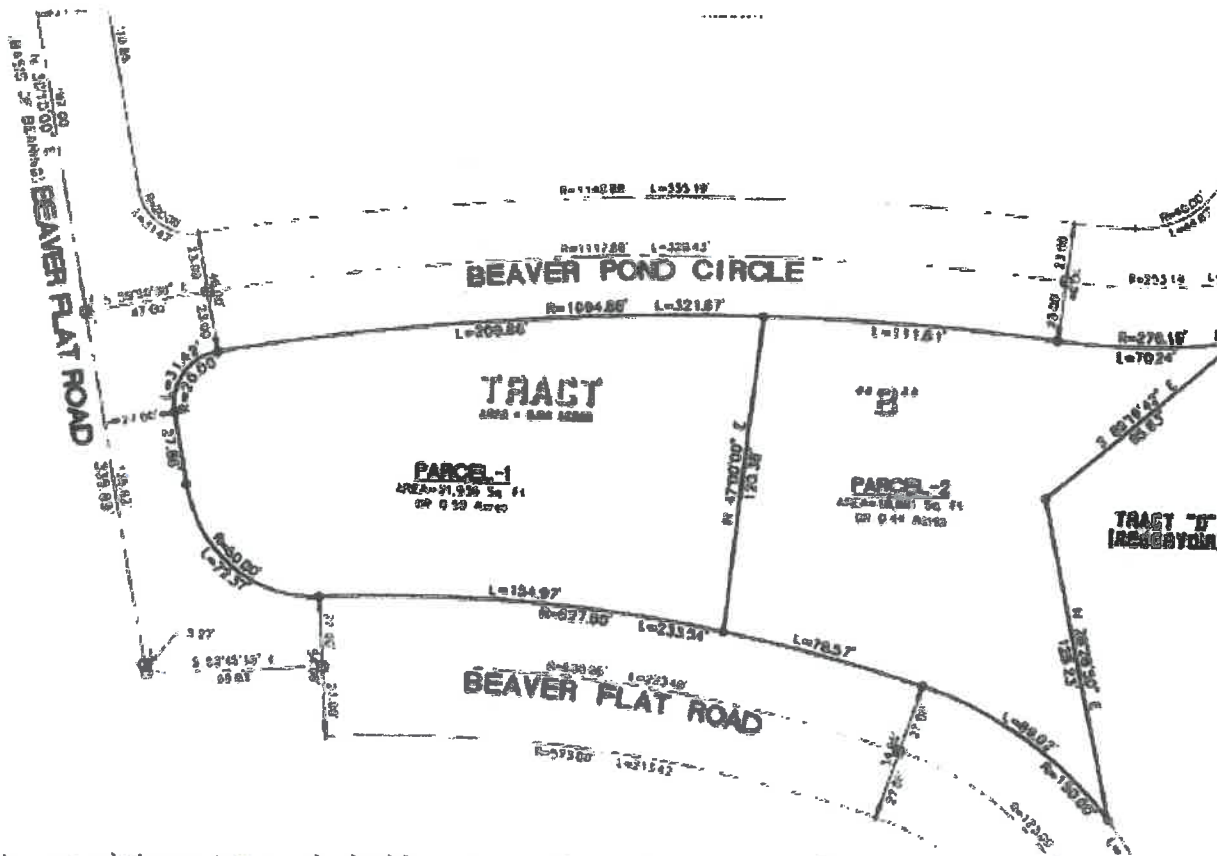
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**From:** Dahlke, Michelle [mailto:mdahlke@gilacountyaz.gov]  
**Sent:** Tuesday, December 11, 2018 1:49 PM  
**To:** Kratchman, John A 647  
**Cc:** Berumen, Therese C  
**Subject:** [External] RE: 911 W. Beaver Flat Rd Payson, AZ

Good afternoon,



The property involved with the administrative variance pertains to the prior Water Wheel Fire and Medical building located at 911 W. Beaver Flat Drive. It is shown as "B" below.



Due to several circumstances, the building was constructed to close to their property line on the eastern border. This was discovered several years later and this administrative variance gives them a variance from the normal setback requirement for a side yard.

Let me know if this addresses your question.

Thank you,

Michelle

Michelle Dahlke  
Senior Planner  
Gila County Community Development  
745 N. Rose Mofford Way  
Globe, AZ 85501  
(480) 228-2150  
mdahlke@gilacountyaz.gov

**From:** Kratchman, John A 647 [mailto:John.Kratchman@Cigna.com]  
**Sent:** Tuesday, December 11, 2018 11:19 AM  
**To:** Dahlke, Michelle  
**Subject:** RE: 911 W. Beaver Flat Rd Payson, AZ

64

**CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.**

Hello, I am writing concerning the property variance for 911 Beaver Flat Rd. Payson, AZ. I actually don't know what property that is since the address in Beaver Valley are off. Could you please provide more specific detail on the 5' 2" setback? I just want to make sure that it isn't a setback into my property. There is someone building a house behind me but I don't know if he is trying to get an additional 5' which would be into my current back yard. Please let me know.

Thank you,

**John Kratchman**  
Underwriting Manager  
CIGNA Dental & Vision Care  
Work# 623.277.1361  
Cell# 602.510.6546

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70

Michael Armstead  
Beaver Land, LLC  
211 W. Saddle Ln.  
Payson, AZ 85541

RECEIVED

DEC 19 2018

GILA CO. COM. DEV.

TO: Gila County Board of Adjustment  
Michelle Dahlke Senior Planner  
Gila County Community Development  
745 N. Rose Mofford Way  
Globe, AZ 85501

December 18, 2018

RE: Administrative Variance (AV-18-22)  
APN: 302-17-048A  
Permit No.: P1810-066  
Existing Zoning: General Unclassified  
Location: 911 W. Beaver Flat Rd. Payson, AZ 85541  
Request: To reprocess a previous request for a 5' 2" setback  
Related Case No.: AV-18-03

**NOTICE OF APPEAL, CONTEST AND CHALLENGE OF AN ADMINISTRATIVE VARIANCE IN CASE AV-18-03 AND CURRENT APPLICATION IN CASE AV-18-22 PURSUANT TO GILA COUNTY ZONING ORDINANCE, Z 15-03 SECTION 101.3 (A)(5) AND REQUEST FOR HEARING**

I, Michael Armstead, Beaver Land, LLC and Beaver Valley Water Company Inc. holding the Certificate of Convenience and Necessity Appeal, Contest and Challenge the Administrative Variance Application(s) of Ann Stoppa and the Beaver Valley Improvement Association its Officers, Directors, Agents, submitted 10/22/18 and previously on or about March 6, 2018 and request a hearing for any and all of the following facts and reasons:

- 1) The actions of an organized criminal syndicate's ongoing and continuing illegal Business Practices, Racketeering, Constructive Fraud, Conspiracy to Commit Fraud, Theft and Conversion of private property and Utility Company property, easements, rights-of-way and assets dating back decades by Ann Stoppa, the Beaver Valley Improvement Association, (illegally operating) Beaver Valley DWID, Beaver Valley Fire District, Whispering Pines Fire District/Water Wheel Fire & Medical District and all of its/their Officers, Directors, Board Members, Agents and Associates;
- 2) The Application for Variance and applicant making false, misleading and fraudulent filings and representations to Gila County Community Development Division personnel for the purpose to exercise undue influences over a County Agency to unlawfully acquire and convert Utility Company easements, property, rights-of-way and assets for the unjust enrichment of and use by the Beaver Valley Improvement Association, Beaver Valley Fire District, (illegally operating) Beaver Valley DWID, Whispering Pines/Water Wheel Fire & Medical District and all of its/their Officers, Directors, Board Members, Agents and Associates;
- 3) The Utility Company has never granted or sold any parcel of property or any other utility easement, rights-of-way or any utility assets over to the Beaver Valley Improvement Association, Beaver Valley Fire District, (illegally operating) Beaver Valley DWID or the Whispering Pines/Water Wheel Fire & Medical District at any time nor knowingly allowed for a variance to build on or in any of the Utility Company's utility easements and rights-of-way;
- 4) The Utility Company was never given proper notice of any previous Administrative Variance Application by any person or legal entity associated with the wayward and uninformed decision rendered on or about March 28, 2018 by Robert Gould and the Gila County Community Development Division;

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- 5) The granting of the March 28, 2018 Variance is based on deception, greed and fraud and the following facts:
- a) The parcel at issue never met the minimum requirements of Section 101.3 (A)(1) of the Gila County Zoning Ordinance, the 2005 addition to the Fire Station was illegal as it was constructed in the a water utility easement and right-of-way that extends 8' from centerline of the location of the 4" water main and over water mains and assets of the Utility Company which created a massive hardship and a major impact to the adjoining Utility Company's property, easements, rights-of-way and assets making the whole structure illegal, it must be condemned and torn down as required by ordinance, statutes and regulation;
  - b) The Utility Company offered a solution that the Beaver Valley Improvement Association, Beaver Valley Fire District, (illegally operating) Beaver Valley DWID, Whispering Pines/Water Wheel Fire & Medical District and all of its/their Officers, Directors, Board Members, Agents and Associates rejected and moved forward by conspired and fraudulent means to cause further and additional problems, interfere with the operations of the Water Utility and cause a state of emergency for the community. The Utility Company intends to take the facility through condemnation in aid and advance of construction for the benefit and use of the people to make a new water treatment plant utilizing the easement as prescribed;
  - c) Ann Stoppa and the Beaver Valley Improvement Association, are directly aware of the fact that approximately 8 years ago they stopped Jacob & Sundi Sopeland from building a home at 928 Beaver Flat Rd. Parcel No. 302-17-352C due to the fact they were going to build on and in the Utility Company's easement and right-of-way;
  - d) Ron Sattelmaier, Fire Chief of the Water Wheel Fire & Medical District in an undated letter titled **"Shutdown of Fire Station 75-Case for Action"** wherein he states: "It was not until the week of July 4<sup>th</sup> (2018) that I finally received a recorded document indicating said "utility easement" in the community of Beaver Valley. Based on this document, the addition to the fire station, the storage building behind the station and the propane tank are all in violation of this "utility easement." Further in that same document he brings up the fact that the HOA shall not be subdivided, sold or conveyed to anyone without an 80% written approval of the property owners of the community which the Beaver Valley Improvement Association never obtained. The illegal operations of the Beaver Valley Improvement Association, Beaver Valley DWID and Beaver Valley Fire District are ongoing and continuing and all associated with a criminal syndicate led by the same people as evidenced by public recorded that stretches for decades;
  - e) Robert Gould was in error in his decision of March 6, 2018 and not just in the setback violation that occurred as well as a trespass on the Utility Company's easements and rights-of-way. He should have researched Gila Recorder Office Records and Maps particularly Map No. P-10605 Sheets 1 through 10 and various other recorded documents prior to making any decision;
  - f) **Arizona Administrative Code, Title 14 Public Service Corporations R14-2-405 (6)( C)(1)** (Easements and rights-of-way) specifically states: "Each customer shall grant adequate easement and right-of-way satisfactory to the utility to ensure that customer's proper service connection. Failure on the part of the customer to grant adequate easement and right-of-way shall be grounds for the utility to refuse service."
  - g) **Arizona Administrative Code, Title 14 Public Service Corporations R14-2-405 (6)( C)(2)** (Easements and rights-of-way specifically states: "When a utility discovers that a customer or his agent is performing work or has constructed facilities adjacent to or within an easement or right-of-way and such work, construction or facility poses a hazard or is in violation of Federal, State or local laws, ordinances, statutes, rules or regulations, or significantly interferes with the utility's access to equipment, the utility shall notify the customer or his agent and shall take whatever actions are necessary to eliminate the hazard, obstruction or violation at the customer's expense."

Respectfully submitted this 19<sup>th</sup> day of December, 2018

  
Michael Armstead

745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

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## GILA COUNTY COMMUNITY DEVELOPMENT

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December 24, 2018

Beaver Valley Improvement Association  
C/O Ann Stoppa  
PO Box 594  
Payson, AZ 85547

Re: Administrative Variance (AV-18-22) Appeal  
APN: 302-17-048A  
Existing Zoning: GU  
Location: 911 W. Beaver Flat Rd., Payson, AZ  
Request: To reprocess a previous request for a 5'-2" setback

Dear Ms. Stoppa,

We have received an appeal to your Administrative Variance application (AV-18-22). This appeal is scheduled to be heard by the Board of Adjustment on January 17, 2019 at 9:00 A.M. The hearing will take place in the Gila County Board of Supervisors' Conference Room located at 610 E. Highway 260, Payson, AZ; and will be simultaneously telecast to the Community Development Conference Room located at 745 N. Rose Mofford Way, Globe, AZ. It is recommended that you be present at this hearing to answer any questions the Board may have. You will also be receiving an agenda packet, a week prior to the meeting.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

Michelle Dahlke  
Senior Planner

13



745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

---

## GILA COUNTY COMMUNITY DEVELOPMENT

---

December 24, 2018

Michael Armstead  
Beaver Land, LLC  
211 W. Saddle Lane  
Payson, AZ 85541

Re: Administrative Variance (AV-18-22) Appeal  
APN: 302-17-048A  
Existing Zoning: GU  
Location: 911 W. Beaver Flat Rd., Payson, AZ  
Request: To reprocess a previous request for a 5'-2" setback

Dear Mr. Armstead,

We have received your appeal to Beaver Valley Improvement Association's (Ann Stoppa) Administrative Variance application (AV-18-22). This appeal is scheduled to be heard by the Board of Adjustment on January 17, 2019 at 9:00 A.M. The hearing will take place in the Gila County Board of Supervisors' Conference Room located at 610 E. Highway 260, Payson, AZ; and will be simultaneously telecast to the Community Development Conference Room located at 745 N. Rose Mofford Way, Globe, AZ. It is recommended that you be present at this hearing to answer any questions the Board may have. You will also be receiving an agenda packet, a week prior to the meeting.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov).

Sincerely,

Michelle Dahlke  
Senior Planner

74

Gila County Community Development Division  
Planning & Zoning Department  
745 N Rose Mofford Way, Globe, AZ 85501  
(928) 402-8512  
FAX: (928) 425-0829  
or  
608 E Highway 260, Payson, AZ 85541  
(928) 474-9276  
FAX: 928-474-0802

RECEIVED

FEB 14 2018

GILA CO. COM. DEV.

**ADMINISTRATIVE VARIANCE APPLICATION**

Date: 2-14-18

Case File No.: AV-18-03

Applicant Name: Water Wheel Fire & Medical Dist. Phone No.: 928-474-3088  
Mailing Address: 10603 N. Houston Mesa Rd Payson AZ 85541  
Signature: Don Sattufman - Fire Chief

Owner's Name: Water Wheel Fire & Medical Dist. Phone No.: 928-474-3088  
Mailing Address: 10603 N. Houston Mesa Rd Payson AZ 85541  
Signature: Don Sattufman - Fire Chief

(If the applicant is not the owner of the subject property, the owner must sign the application authorizing the applicant to apply.)

Property Address: 911 Beaver Flat Rd  
Property Parcel No.: 302-17-048A Legal Description: see attached  
Zoning of Property: CU

Applicant's Description of Administrative Variance Request: To allow addition to fire station that was completed in 2005 to be less than 7' from a property adjacent to the building.  
Applicant's Justification for an Administrative Variance: Paperwork never completed in 2005 to deed additional land to Fire District by the Water Company to allow proper setback.

*interdies on setback by 1'10"*

Attach a reproducible 8 1/2" x 11" site plan showing: scale; north arrow; all lot dimensions; adjacent streets and names; all existing and proposed buildings and structures, driveways, alleys, easements, water and utility services, septic tanks and leach fields, fences, and drainage ditches; significant trees and vegetation; and, extreme topographical conditions. Show all dimensions of existing and proposed buildings and structures, and distances between buildings. Label property lines (i.e. front, rear, side) and show the dimensions of the setbacks. Show the proposed feature which is the subject of the variance request.

*\* Request a 5'2" setback*

**FOR OFFICE USE ONLY**

\$75 Fee Paid \_\_\_\_\_ Check No.: \_\_\_\_\_ Cash: \_\_\_\_\_ Date: 2-20-18 P1802-042  
Inspector's Report and Pictures Done: \_\_\_\_\_  
Approved: X Denied: \_\_\_\_\_  
Director's Signature: \_\_\_\_\_  
Date: \_\_\_\_\_  
Date notices mailed to Applicant & Adjacent Property Owners: 3/7/18  
Appeal Due Date: 3/27/18 Appealed: NO

(75)

2/20/2018

Gila County  
Permit Activity History  
PAYSON DEVELOPMENT

Page 1

Permit Number P1802-042  
Description NEED A 5' 2" SET BACK SIDE INSTEAD OF 7'  
Type ZONING  
Subtype ADMIN VARIANCE  
Status PENDING

Applied 2/20/2018 DB  
Approved  
Finaled  
Expired

**AU-18-03**

Owner WATERWHEEL FIRE /BV FIRE D,  
Applicant WATERWHEEL FIRE /BV FIRE D,

Site Address 911 BEAVER FLAT ROAD  
City BEAVER VALLEY  
State Zip

Subdivision Tract Block Lot No Parcel No  
30217048A

Action Date Completion Date Action Type Action By / Action Description  
2/20/2018 NOTES TO FILE DEBORAH BRADW,  
(2/20/2018 9:45:19 AM DB) Action Created

DUE TO PREVIOUS LOT LINE ADJUSTMENT DONE IN 2005 TO ACCOMODATE THE BUILDING AT THAT TIME BUT THE PROPERTY WAS NEVER PROPERLY DEEDED OVER, THE NEIGHBOR PROPERTY WILL NOT GRANT THAT PEICE OF PROPERTY TODAY SO A VARIANCE WILLNEED TO BE APPLIED FOR

76

Permit Activities

Report By: DEBORAH BRADWAY

CRW

4811

# RECORD OF SURVEY

OF THAT PARCEL DESCRIBED IN THE INSTRUMENT RECORDED IN FEE NO. 1998 11202, BEING A PORTION OF TRACT "B" BEAVER VALLEY ESTATES, UNIT ONE, MAP NO. 331, GILA COUNTY RECORDS, LOCATED IN THE SE 1/4, SECTION 35, TOWNSHIP 11-1/2 NORTH, RANGE 10 EAST OF THE GILA & SALT RIVER MERIDIAN, GILA COUNTY, ARIZONA.  
FOR WATER WHEEL, FIRE AND MEDICAL DISTRICT  
10803 N. HOUSTON MESA ROAD  
PATSON, AZ. 85541

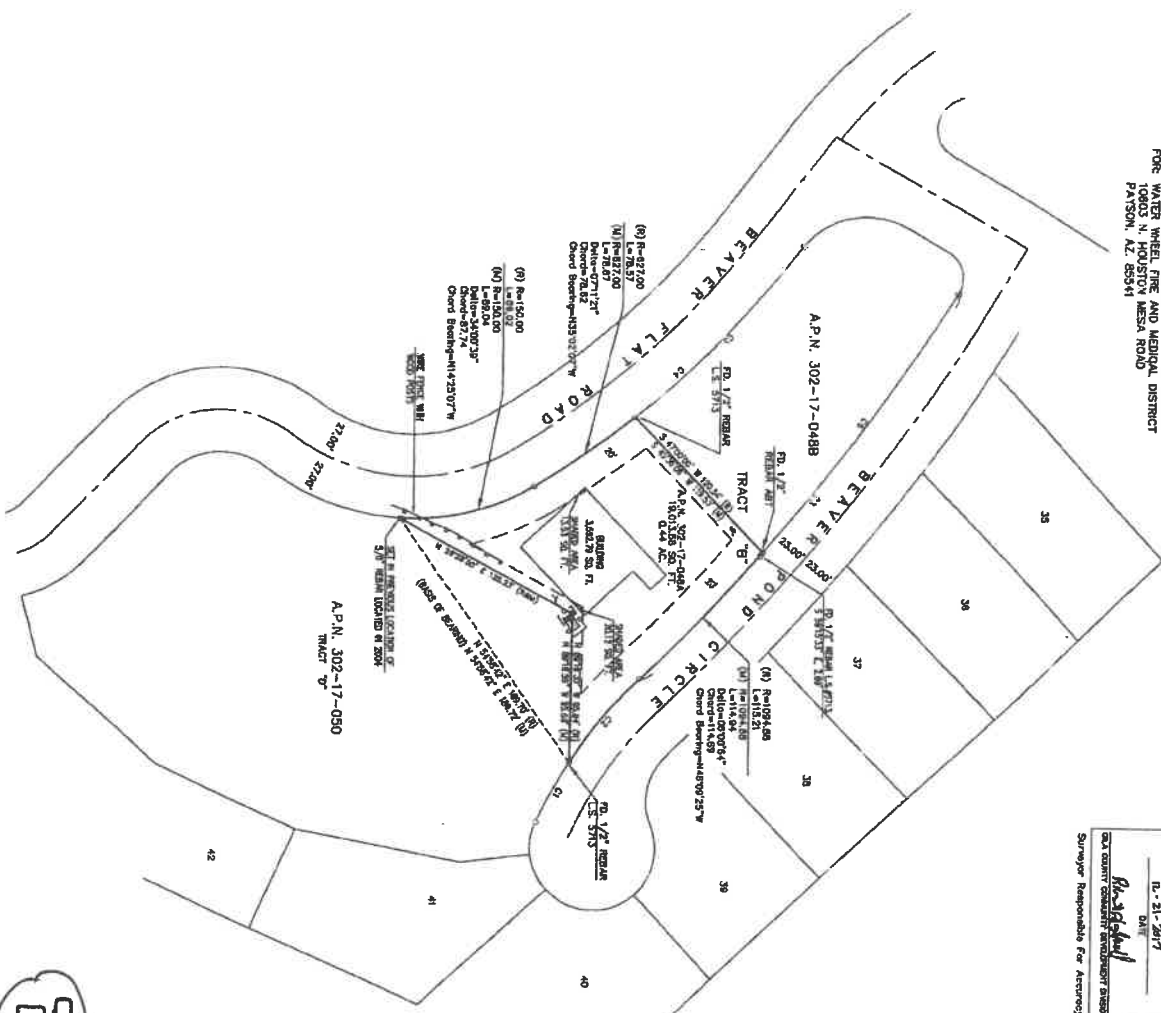
AU-18-03

## NOTES

1. CURRENT ZONING - CU
2. THIS SURVEY IS BEING RECORDED BECAUSE THE SURVEYAL ERROR EXCEEDED THE ARIZONA BOUNDARY SURVEY MANUAL STANDARDS. TWO NEW MONUMENTS WERE ALSO SET ON TRACTS B AND D.
3. THE SHADY AREAS ARE 0.0004 OF THE TOTAL BUILDING SQUARE FOOTAGE.
4. THE DEED RECORDED IN FEE 1998 11202 DOES NOT CLOSE BY 3.45' BECAUSE OF THE BEADING ON THE NORTHWEST LINE IS 37'00" 00".

## LEGEND

- (P) - RECORD INFORMATION PER PLAT MAP NO. 331 AND THE DEED FOR A.P.N. 302-17-0488 IN THE DOCUMENT RECORDED IN FEE 1998 11202.
- (B) - RECORD INFORMATION FROM THE SURVEY
- (S) - SURVEY MONUMENT
- (O) - FOUND 0/0" REBAR MONUMENT
- (L) - LINES OTHERWISE NOTED
- (A) - SET BY SURVEYOR
- (ABT) - APPROVED GRASS TO TOWN POINT BUS 23835
- (C) - CHAIN LINK FENCE
- (CON) - CONCRETE
- (BL) - BUILDING SETBACK LINE
- (SB) - BUILDING SETBACK LINE



APPROVED TO RECORD  
DATE 12-21-2017  
BY [Signature]  
Surveyor Responsible for Accuracy

State of Arizona, County of Gila  
I, [Signature], being duly sworn, depose and say that I am the Surveyor who prepared the foregoing map and that it was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Arizona.  
Subscribed and sworn to before me this 12th day of December, 2017.  
Notary Public for the State of Arizona  
[Signature]  
Notary Public for the State of Arizona

CURVE TABLE			
CURVE	LENGTH	BEARING	DELTA
101	51	45.39	79.19
102	51	45.39	79.19
103	51	45.39	79.19
104	51	45.39	79.19
105	51	45.39	79.19
106	51	45.39	79.19
107	51	45.39	79.19
108	51	45.39	79.19
109	51	45.39	79.19
110	51	45.39	79.19
111	51	45.39	79.19
112	51	45.39	79.19
113	51	45.39	79.19
114	51	45.39	79.19
115	51	45.39	79.19
116	51	45.39	79.19
117	51	45.39	79.19
118	51	45.39	79.19
119	51	45.39	79.19
120	51	45.39	79.19

CERTIFICATION  
This is to certify that this map, consisting of one (1) page, was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Arizona.  
Subscribed and sworn to before me this 12th day of December, 2017.  
Notary Public for the State of Arizona

4811



EXPRESS 12/21/2016

NORTHSTAR SURV  
INCORP  
1080 N. HOUSTON MESA, SUITE 100, PATSON, ARIZONA 85541  
REF. PROJECT NO. 04-208  
PR

4811

1662

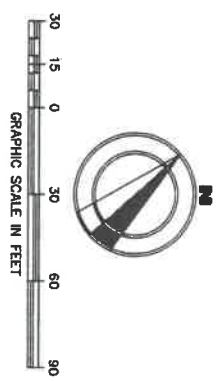
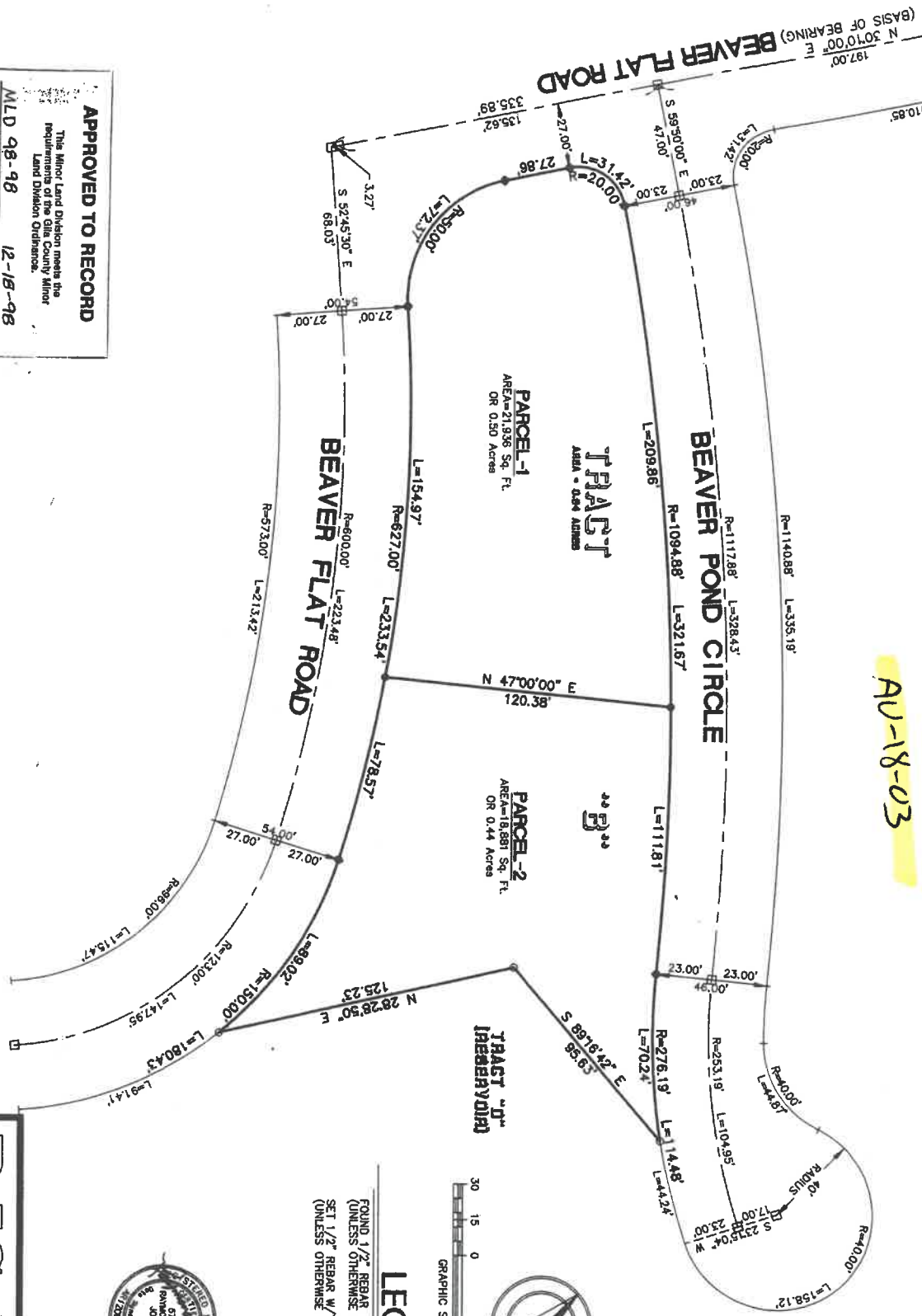
# RECORD OF SURVEY / MINOR LAND DIVISION

OF TRACT "B" BEAVER VALLEY ESTATES  
LOCATED IN A PORTION OF SECTION 36  
TOWNSHIP 11 1/2 NORTH, RANGE 10 EAST, OF THE  
G. & S. R.M., GILA COUNTY, ARIZONA

AV-18-03



State of Arizona, County of Gila, Recorder's Office  
I, the undersigned, County Recorder, do hereby certify that the within instrument was  
filed for record in the public records of the County of Gila, Arizona, on this 18th day of  
August, 1998, at 10:14 AM, and that the same is a true and correct copy of the original  
as the same appears on the records of the County Recorder's Office.  
County Recorder  
Randy A. Adams, Jr., Deputy  
1998 20142



**LEGEND**

- ROUND 1/2" REBAR (UNLESS OTHERWISE NOTED)
- SET 1/2" REBAR w/ TAG LS #5713 (UNLESS OTHERWISE NOTED)



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**APPROVED TO RECORD**

The Minor Land Division meets the requirements of the Gila County Minor Land Division Ordinance.

PERMIT NO. MLD 98-98 DATE 12-18-98

*Raymond Jones*  
GILA COUNTY COMMUNITY DEVELOPMENT DIVISION

**RRS RAY JONES SURVEYING**  
400 East Tyler Parkway  
Payson, AZ 85541  
Phone: (520) 474-4004  
JOB NO. 98032 DATE: 10/23/98  
SCALE: 1" = 30' SHEET: 1 OF 1

**Gila County Property Report**

Thursday, February 22, 2018

**Account # :** R099834738**Parcel # :** 302-17-050**Appraisal Year :** 2018**Acct Type :** Centrally Assd**Tax District :** 1000**Map # :** **Parcel Size :** 1.40 acres**Owner Name and Address :****Property Location :**

No #

AZ

MH Space

**Business/Complex :**

AU-18-03

**Property Sales History****Legal Description :**

TRACT "D" OF BEAVER VALLEY ESTATES, PLAT 331 SEC 35 T11 1/2N R10E = 1.40 AC (WATER TREATMENT POND)

**Building Count :****Valuation:****Disclaimer:**

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. This website is not updated in 'real time.' The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. The information provided on this site is not equivalent of a title report or a real estate survey. Users should independently research, investigate, and verify all information before relying on it or in the preparation of legal documents. Please contact (928) 402-8714 if you believe any information is incomplete, out of date, or incorrect so that the appropriate correction can be addressed. Please note that a statutory process is available to correct errors pursuant to Arizona Revised Statutes 42-16254

Error in: Account select \* from rwdamart01.account where parcelno like '30217050' and builddateid = '2018' and accountno = 'R099834738' System.InvalidCastException: Conversion from type 'DBNull' to type 'String' is not valid. at Microsoft.VisualBasic.CompilerServices.Conversions.ToString(Object Value) at ParclSearchWeb.Report.Page\_Load (Object sender, EventArgs e) in C:\Users\thoman\Documents\Visual Studio 2010\Projects\ParclSearchWeb\ParclSearchWeb\Report.aspx.vb:line 153

79



745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

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## GILA COUNTY COMMUNITY DEVELOPMENT

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March 6, 2018

Water Wheel Fire & Medical District  
10603 N. Houston Mesa Rd.  
Payson, AZ 85541

Re: Administrative Variance (AV-18-03)  
APN# 302-17-048A, Zoning GU

Dear Fire District Chief,

Your application for an Administrative Variance to allow a 5.2-foot east side property line setback, instead of the required 7-feet, to correct a setback issue for an addition to the Fire Station located at 911 Beaver Flat Rd., Payson, AZ that was completed in 2005 has been approved due to the unusual configuration of your parcel. This factor meets the requirements of Section 101.3 (A)(1) of the Gila County Zoning Ordinance which allows for an Administrative Variance to be approved when compliance with the minimum building setback regulations creates a hardship and there is minimal impact to adjoining property uses. After my review of your property, I found a very small intrusion of less than 0.3 percent of the total building mass, on the southern front property line setback, which would be considered substantial compliance under normal circumstances. In addition, this building was permitted in 2005 by Gila County with the understanding that the neighbor would sell the additional land needed to meet all setback regulations. This never happened, so the property line setback violation occurred. This Administrative Variance only pertains to the east side property line setback.

This approval will become effective March 28, 2018, which is 15 working days from the date of this letter. Notice of this approval will be sent by U.S. mail to adjacent property owners, who will have the opportunity to appeal this decision. If an appeal is received, you will be notified by U.S. mail and provided with the date of the appeal hearing. Per Gila County Zoning Ordinance Z 15-03, Section 101.3 (A)(5) all appeals are to be heard by the Gila County Board of Adjustment.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (928) 402-8514 or by email at [rgould@gilacountyaz.gov](mailto:rgould@gilacountyaz.gov).

Sincerely,

Robert Gould  
Planner



745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

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## GILA COUNTY COMMUNITY DEVELOPMENT

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April 3, 2018

Water Wheel Fire & Medical District  
10603 N. Houston Mesa Rd.  
Payson, AZ 85541

Re: Administrative Variance (AV-18-03)  
APN# 302-17-048A, Zoning GU

Dear Fire District Chief,

The 15-day appeal period has expired (March 28, 2018) with no appeals filed in response to your request for an Administrative Variance. Thus, allowing a 5.2-foot east side property line setback to correct a setback issue for an addition to the Fire Station located at 911 Beaver Flat Rd., Payson, AZ, that was completed in 2005.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (928) 402-8514 or by email at [rgould@gilacountyaz.gov](mailto:rgould@gilacountyaz.gov).

Sincerely,

*Jim Beam for Robert Gould*  
Robert Gould  
Planner

(81)